

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Niceville, Florida)**

**MANAGEMENT'S DISCUSSION AND ANALYSIS AND  
FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2020**

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
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**SEPTEMBER 30, 2020**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Niceville Community Redevelopment Agency

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

We have audited the accompanying financial statements of the governmental activities and the General Fund of the Niceville Community Redevelopment Agency (the CRA), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of the Niceville Community Redevelopment Agency, as of September 30, 2020, and the respective changes in financial position, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 2021, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.



Fort Walton Beach, Florida  
April 30, 2021

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Niceville, Florida)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

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As management of Niceville Community Redevelopment Agency (the CRA), we offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2020.

**FINANCIAL HIGHLIGHTS**

- The assets of the CRA exceeded its liabilities by \$267,095 (net position), which represents an increase of \$102,798 from the prior year.
- The CRA's General Fund reported ending fund balance of \$267,095, which represents an increase of \$102,798 from the prior year. The ending fund balance in the General Fund is restricted for the Niceville Historic Downtown Project.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The focus of the financial statements is on both the CRA as a whole (government-wide), and on the major individual fund. Both perspectives (government-wide and major funds) allow the user to address relevant questions, broaden a basis for comparison (year-to-year, government-to-government), and enhance the CRA's accountability.

This discussion and analysis intends to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

**Government-Wide Financial Statements**

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

The statement of net position presents information on all of the CRA's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference among the components reported as net position. This statement combines and consolidates the governmental fund's current financial resources (short-term spendable resources) with capital assets and long-term obligations. Over time, increases or decreases in net position may serve as a useful indicator of the financial position of the CRA.

The statement of activities presents information showing how the government'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 flow in future fiscal periods.

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

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Niceville, Florida)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

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**Governmental Fund Financial Statements**

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA utilizes one fund (General Fund) to account for redevelopment activities. The governmental fund financial statements are prepared using the modified accrual basis of accounting.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental fund with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. As of and for the year ended September 30, 2020, there are no reconciling items between the governmental fund statements and the government-wide financial statements.

**Notes to the Financial Statements**

The notes provide additional information, which is essential to the full understanding of the data provided in the government-wide and fund financial statements. Beginning on page 11 of this report are the notes to the financial statements.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The CRA's assets exceeded its liabilities by \$267,095, as reported in Table 1. This net position is restricted for improvements related to the Niceville Historic Downtown Project.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Niceville, Florida)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

**TABLE 1  
STATEMENT OF NET POSITION  
AS OF SEPTEMBER 30, 2020 AND 2019**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current and other assets	\$ 271,041	\$ 164,582
Current and other liabilities	3,946	285
Net position		
Restricted	267,095	164,297
<b>Total net position</b>	<b>\$ 267,095</b>	<b>\$ 164,297</b>

Reported in Tab 2 are the key elements of the increase in net position for the current and prior fiscal year.

**TABLE 2  
CHANGES IN NET POSITION  
FOR THE YEARS ENDED SEPTEMBER 30, 2020 AND 2019**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
<b>REVENUES</b>		
<b>General revenues</b>		
Tax increments for redevelopment	\$ 130,373	\$ 87,352
Investment earnings	2,755	1,064
Other revenues	-	7,575
<b>TOTAL REVENUES</b>	<b>133,128</b>	<b>95,991</b>
<b>EXPENSES</b>		
<b>Primary government</b>		
Economic environment	30,330	7,499
<b>TOTAL EXPENSES</b>	<b>30,330</b>	<b>7,499</b>
<b>Increase (decrease) in net position</b>	<b>102,798</b>	<b>88,492</b>
<b>NET POSITION, BEGINNING</b>	<b>164,297</b>	<b>75,805</b>
<b>NET POSITION, ENDING</b>	<b>\$ 267,095</b>	<b>\$ 164,297</b>

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Niceville, Florida)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

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**Current Year Impacts**

Governmental activities increased the CRA's net position by \$102,798 for the fiscal year ended September 30, 2020. Key elements of this change are as follows:

- Tax increment revenues for redevelopment increased by \$43,021, or 49.3%, which is primarily attributable to an increase in the assessed value of property within the CRA's jurisdiction.
- Economic environment expenses increased by \$22,831, or 304.5%, which is primarily due to an increase in professional fees incurred for developing and updating the CRA's formal improvement plan.

**GOVERNMENTAL FUND FINANCIAL ANALYSIS**

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

As of September 30, 2020, the CRA's governmental fund has a fund balance of \$267,095, an increase of \$102,798 from the prior year. The CRA's ending fund balance is fully restricted for the Niceville Historic Downtown Project.

The increase in the CRA's fund balance is primarily attributable to an increase in incremental tax revenues, as the result of increases in taxable values of the underlying properties, and delays in planned expenditures due to COVID-19.

**BUDGETARY HIGHLIGHTS**

A statement showing the original budget, the final budget, the actual results and the variance from the final budget to the actual results is included for the General Fund on page 10 of the financial statements.

Actual results, when compared to the final budget, show a variance of \$132,770 for expenditures. This variance is primarily due to delays in planned expenditures due to COVID-19.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

Economic indicators and factors that are useful for evaluating the framework within which the CRA operates are discussed below.

- The Consumer Price Index (CPI) is 1.3% higher than a year ago for the Southern Region. This indicator is a widely used gauge of inflation and translates into a higher cost of providing services to residents.
- The Municipal Cost Index is 1.0% higher than a year ago. This index is prepared by American City & County to show the effects of inflation on the cost of providing governmental services.



**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

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These financial metrics were considered in addition to other factors when adopting the CRA's budget for fiscal year 2021. The CRA's budget for fiscal year 2021 is \$1.8 million, which is \$1.7 million higher than the fiscal year 2020 final budget.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest in the CRA's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department, 208 North Partin Drive, Niceville Florida 32578. The City can also be found online at [www.niceville.org](http://www.niceville.org).

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET**  
**SEPTEMBER 30, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 271,041	\$ -	\$ 271,041
<b>TOTAL ASSETS</b>	<u>\$ 271,041</u>	<u>-</u>	<u>271,041</u>
<b>LIABILITIES</b>			
Accounts payable	\$ 3,946	-	3,946
<b>FUND BALANCE</b>			
Restricted - Historic Downtown Project	267,095	(267,095)	
<b>TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES, AND FUND BALANCE</b>	<u>\$ 271,041</u>		
<b>NET POSITION</b>			
Restricted - Historic Downtown Project		267,095	267,095
<b>TOTAL NET POSITION</b>		<u>\$ -</u>	<u>\$ 267,095</u>

See notes to the financial statements.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**STATEMENT OF ACTIVITIES AND STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>REVENUES</b>			
General revenues:			
Tax increment revenues	\$ 130,373	\$ -	\$ 130,373
Investment earnings	2,755	-	2,755
Total revenues	<u>133,128</u>	<u>-</u>	<u>133,128</u>
<b>EXPENSES / EXPENDITURES</b>			
Current			
Economic environment	<u>30,330</u>	<u>-</u>	<u>30,330</u>
Total expenses / expenditures	<u>30,330</u>	<u>-</u>	<u>30,330</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>102,798</u>	(102,798)	<u>-</u>
<b>CHANGE IN NET POSITION</b>		102,798	102,798
<b>NET CHANGE IN FUND BALANCE</b>	102,798		
<b>FUND BALANCE / NET POSITION AT BEGINNING OF YEAR</b>	<u>164,297</u>		<u>164,297</u>
<b>FUND BALANCE / NET POSITION AT END OF YEAR</b>	<u>\$ 267,095</u>		<u>\$ 267,095</u>

See notes to the financial statements.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2020**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Taxes	\$ 67,760	\$ 70,390	\$ 67,760	\$ (2,630)
Intergovernmental	62,610	62,610	62,613	3
Miscellaneous	-	-	2,755	2,755
Total revenues	<u>130,370</u>	<u>133,000</u>	<u>133,128</u>	<u>128</u>
<b>EXPENDITURES</b>				
Current				
Economic environment	<u>290,070</u>	<u>163,100</u>	<u>30,330</u>	<u>132,770</u>
Total expenditures	<u>290,070</u>	<u>163,100</u>	<u>30,330</u>	<u>132,770</u>
<b>CHANGE IN FUND BALANCE</b>	(159,700)	(30,100)	102,798	132,898
<b>FUND BALANCE AT BEGINNING OF YEAR</b>	<u>159,700</u>	<u>157,070</u>	<u>164,297</u>	<u>7,227</u>
<b>FUND BALANCE AT END OF YEAR</b>	<u>\$ -</u>	<u>\$ 126,970</u>	<u>\$ 267,095</u>	<u>\$ 140,125</u>

See notes to the financial statements.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2020**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Description of the Community Redevelopment Agency**

The Niceville Community Redevelopment Agency (the CRA) was established in 2012 pursuant to Chapter 163 Part III, Florida Statutes (the Community Redevelopment Act) to direct public revenues and programs to identified community areas for the enhancement and development of public infrastructure and facilities to stimulate and support new private investment and development in economically underperforming areas of the City of Niceville (the City).

The City Council serves as the Board of Directors of the CRA and has all rights, powers, duties, privileges, and immunities offered by the Community Redevelopment Act. The community redevelopment plan (the Plan) adopted by the Board of Directors identified five sub-districts within the CRA's boundaries. The Plan outlines unique objectives and strategies for each of the following sub-districts: 1) Highlands area; 2) Turkey Creek Park; 3) Old Settlement area; 4) SR-85 Corridor; and 5) Bayou area.

The financial statements of the CRA have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), as applicable to special purpose governments and the Uniform Accounting System mandated by Section 218.33, Florida Statutes. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting.

The following is a summary of the more significant accounting policies of the CRA:

**The Reporting Entity**

In evaluating the CRA as a reporting entity, management has considered all potential component units for which the CRA may or may not be financially accountable and, as such, be included within the CRA's financial statements. Management utilized criteria set forth in the GASB literature for determining financial accountability of potential component units in evaluating all potential component units. In accordance with GASB guidance, the CRA (primary government) is financially accountable if it appoints a voting majority of the potential component unit's governing board and 1) it is able to impose its will on the organization or 2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the CRA. In addition, component units can be other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

As of September 30, 2020, the CRA had no component units required to be presented in the CRA's financial statements.

For financial reporting purposes, the CRA is a blended component unit of the primary government of the City of Niceville, Florida (the City), and therefore, is included in the City's comprehensive annual financial report as a special revenue fund.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2020**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide (based on the CRA as a whole) 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 non-fiduciary activities of the CRA. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely, to a significant extent, on fees and charges for support. The CRA has no business-type activities.

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. If applicable, program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

**Measurement Focus and Basis of Accounting**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within six months of the end of the current fiscal period, except for property taxes, for which the period is 60 days. Expenditures generally are recognized under the modified accrual basis of accounting when the fund liability is incurred.

The Okaloosa County Tax Collector bills and collects property taxes for the CRA in accordance with the laws of the State of Florida. Property taxes attach as an enforceable lien on property as of the date of assessment and remain in effect until discharge by payment. Taxes are payable when levied (on November 1<sup>st</sup>, or as soon thereafter as the assessment roll becomes available to the Tax Collector).

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2020**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Measurement Focus and Basis of Accounting – Continued**

The following is the current property tax calendar:

Lien Date	January 1st
Levy Date	November 1st
Due Date	November 1st
Delinquent Date	April 1st

Discounts of 1% are granted for each month taxes are paid prior to March 1<sup>st</sup>.

Revenue recognition criteria for property taxes requires that property taxes expected to be collected within 60 days of the current period be accrued. No accrual has been made for 2020 ad valorem taxes because property taxes are not legally due until subsequent to the end of the fiscal year.

Current year taxes, which are uncollected as of the end of the fiscal year, are generally immaterial in amount and highly susceptible to uncollectibility and, therefore, are not recorded as a receivable on the balance sheet date.

**Basis of Presentation**

The CRA's financial records and accounts are maintained in accordance with the principles of "fund accounting," whereby resources are classified for accounting and reporting purposes into funds to ensure compliance with any special restrictions or limitations on the use of such resources. The financial transactions of the CRA are recorded in the General Fund.

The General Fund is currently the CRA's only governmental fund. It is the primary operating fund and is used to account for all financial resources of the CRA, except those required to be accounted for in another fund.

**Assets, Liabilities, and Net Position or Fund Balance**

***Cash and Cash Equivalents***

Cash on hand, demand deposits, and short-term investments are considered cash and cash equivalents. For purposes of these statements, all highly liquid investments (including restricted assets), with a maturity of three months or less when purchased, are considered to be cash equivalents.

***Deposits***

Section 218.415, Florida Statutes, permits the investment of surplus public funds and prescribes the instruments in which those investments are authorized, specifically allowable investments include the Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; interest-bearing time deposits or savings accounts at qualified public depositories, and direct obligations of the U.S. Treasury.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Assets, Liabilities, and Net Position or Fund Balance – Continued**

***Deposits – Continued***

The CRA adheres strictly to the provisions of those cited statutes, as well as with Chapter 280, Florida Statutes, which require the CRA to maintain deposits only with "Qualified Public Depositories".

***Classification of Fund Balance***

GASB guidance clarifies governmental fund balance classifications and fund type definitions. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in the governmental funds. Fund balance classifications are comprised of the following:

- Nonspendable - includes amounts that are (a) not in spendable form, or (b) legally contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example: inventories and prepaid items.
- Restricted - includes amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.
- Committed - includes amounts that can only be used for specific purposes determined by a formal action of the CRA's highest level of decision-making authority, the Board of Directors. Commitments may be changed or lifted only by the CRA taking the same formal action that imposed the constraint originally by the same level of decision-making authority (the Board of Directors).
- Assigned - comprises amounts intended to be used by the CRA for specific purposes that are neither restricted nor committed. Intent is expressed by the Board of Directors or a body or official to which the Board of Directors has delegated the authority to assign amounts to be used for specific purposes. The CRA has delegated authority to the City Manager and Finance Director.
- Unassigned - is the residual classification for the General Fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. In circumstances in which amounts are available in multiple fund balance classifications, fund balance is generally considered to be spent from the most restrictive classification first.



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**SEPTEMBER 30, 2020**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Assets, Liabilities, and Net Position or Fund Balance – Continued**

***Net Position***

Net position in the government-wide financial statements is classified as net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

- Net investment in capital assets - component of net position that consists of capital assets, including restricted capital assets, net of accumulated depreciation and is reduced by the outstanding balances of any debt attributable to the acquisition, construction, or improvement of those assets.
- Restricted - component of net position that consists of restricted assets, other than capital assets, reduced by liabilities related to those assets. Generally, a liability relates to restricted assets if the asset results from a resource flow that also results in the recognition of a liability or if the liability will be liquidated with the restricted assets reported.
- Unrestricted - component of net position that consists of the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted components of net position.

The CRA considers restricted amounts to be spent first when both restricted and unrestricted net position is available.

**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 and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Subsequent Events**

The CRA has evaluated events and transactions that occurred between September 30, 2020, and April 30, 2021, which is the date the financial statements were available to be issued, for possible recognition or disclosure in the financial statements.

**2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**Budgets**

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets for all funds. All appropriations lapse at fiscal year-end except for appropriations related to multi-year capital projects.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2020**

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**2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY – CONTINUED**

**Budgets – Continued**

Budgetary data reflected in the financial statements are established by the following procedures. During the month of July, management determines the CRA's proposed expenditures or requested appropriations. These proposed expenditures, along with all estimated receipts and balances expected to be brought forward are presented to the Board of Directors for approval in August.

The Board-approved proposed budget is forwarded to the City and dates are established for tentative and final public budget hearings as prescribed by Florida Statutes. Proposed budgets are advertised by newspapers of general circulation in the City. Public hearings are conducted for the purpose of hearing requests and complaints from the public. The final budget is adopted by ordinance. Budget amounts reflected in the financial statements are originally adopted amounts as amended by the Board of Directors and City Council.

The level of budgetary control (that is the level at which expenditures cannot legally exceed appropriations) has been established at the fund level. The City Manager and/or City Clerk are authorized to transfer budgeted amounts within departments of a fund and between departments of a fund; however, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors and City Council.

**Encumbrances**

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources that are recorded in order to reserve that portion of the applicable appropriation, is used by the CRA. Encumbrances outstanding at year-end are reported as assignment of fund balance and do not constitute expenditures or liabilities because the commitments will be re-appropriated and honored during the subsequent year.

**3. DEPOSITS AND INVESTMENTS**

The investment of surplus funds is governed by provision of Section 218.415, Florida Statutes, as to the type of investments that can be made. Deposits may be exposed to custodial credit risk, which is the risk that in the event of a bank failure, the government's deposits may not be returned. The CRA manages its custodial credit risk by maintaining its deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. The provisions of this statute allow Qualified Public Depositories to participate in a multiple financial institution collateral pool to ensure the security for public deposits. All Qualified Public Depositories must deposit eligible collateral with the Treasurer of the State of Florida equal to or in excess of their required collateral pledging level. In the event of default by a qualified public institution, the Treasurer will pay public depositors all losses in excess of insurance and collateral through assessments among all Qualified Public Depositories.

As of September 30, 2020, the CRA's deposits were fully insured by the Federal Deposit Insurance Corporation (FDIC) or pooled collateral held by the State Treasurer and, therefore, have no custodial credit risk.

**NICEVILLE COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Niceville, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2020**

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**4. COMMITMENTS AND CONTINGENCIES**

**Health Pandemic (COVID-19)**

In March 2020, the World Health Organization (WHO) declared the novel strain of the coronavirus (COVID-19) a pandemic. The COVID-19 outbreak is disrupting supply chains and affecting production of services across a range of industries, including but not limited to, tourism and travel. The extent of the impact of COVID-19 on the CRA's operational and financial performance will depend on certain developments, including the duration and spread of the outbreak, impact on citizens, employees, vendors, and economical mitigation measures to be taken by federal and state government, all of which are uncertain and cannot be predicted. At this point, the extent to which COVID-19 may impact the CRA's financial condition or results of operations is uncertain and cannot be estimated.

**5. SUBSEQUENT EVENTS**

**Turkey Creek Park Land Acquisition**

In October 2020, the City of Niceville acquired two parcels of land within the CRA's borders at Turkey Creek Park for a purchase price of \$780,000. The City received state grant funding of \$582,907 from the Florida Communities Trust to purchase the properties. The CRA plans to make improvements to the property in subsequent years as part of its formal CRA plan.

**Issuance of Long-Term Debt – City of Niceville**

In April 2021, the City of Niceville issued two non-ad valorem revenue notes (Series 2021A and 2021B) in the amounts of \$260,00 and \$435,000, respectively, to purchase certain properties within the CRA's borders for the Niceville Historic Downtown project. As of the date of this report, the CRA is in the process of negotiating and executing an interlocal agreement with the City to obtain a separate loan for which tax increment revenues will be pledged to secure the funding advanced from the City.

## COMPLIANCE SECTION

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

To the Board of Directors  
Niceville Community Redevelopment Agency

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 governmental activities and the General Fund of the Niceville Community Redevelopment Agency (the CRA), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements and have issued our report thereon dated April 30, 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 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 CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

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

**Purpose of this Report**

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



Fort Walton Beach, Florida  
April 30, 2021

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

Board of Directors  
Niceville Community Redevelopment Agency

We have examined the Niceville Community Redevelopment Agency's (the CRA) compliance with the following requirements for the year ended September 30, 2020:

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

Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the specified requirements. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including the 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 of the CRA's compliance with specified requirements.

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

*Warren Averett, LLC*

Fort Walton Beach, Florida  
April 30, 2021

## MANAGEMENT LETTER

Board of Directors  
Niceville Community Redevelopment Agency

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

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

### **Auditors' Responsibility**

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

### **Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an Examination of Compliance Requirements in Accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated April 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.

### **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 official title and legal authority for the CRA has been disclosed in Note 1 to the financial statements. The CRA has no component units.



**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 CRA 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 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 for the CRA. 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 the same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

**Additional Matters**

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit we did not 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 CRA Board of Directors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Fort Walton Beach, Florida  
April 30, 2021