

**CITY OF SEBRING COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)**

**FINANCIAL STATEMENTS**

**FISCAL YEAR ENDED SEPTEMBER 30, 2021**



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**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
City of Sebring Community  
Redevelopment Agency  
Sebring, Florida

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

We have audited the accompanying financial statements of the governmental activities and the general fund of the City of Sebring Community Redevelopment Agency (CRA), a component unit of the City of Sebring, Florida as of and for the year ended September 30, 2021, 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 CRA as of September 30, 2021, and the respective changes in financial position and budgetary comparison for the general fund thereof 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 on pages 3 through 7 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 July 15, 2022, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

Sebring, Florida  
July 15, 2022

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

As management of the City of Sebring Community Redevelopment Agency (CRA), we offer the readers of the CRA's basic financial statements this narrative overview and analysis of the financial activities of the CRA for the year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

**Financial Highlights**

- The assets of the CRA exceeds its liabilities as of September 30, 2021 by \$1,742,354 (Net Position).
- The CRA's total assets as of September 30, 2021 were \$3,163,157.
- The CRA's total revenue was \$816,071, consisting primarily of CRA Incremental Tax Revenue.
- The CRA's total expenses came to \$750,983.
- The increase in net position was \$65,088.

**Overview of Financial Statements**

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

**Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the CRA's finances using the accrual basis of accounting. The CRA's government-wide financial statements include the following:

- Statement of Net Position – reports the CRA's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position at the end of the fiscal year and provides information about the nature and amounts of investment of resources and obligations to creditors.
- Statement of Activities – reports the results of activity over the course of the fiscal year. It details the costs associated with operating the CRA and how those costs were funded. It also provides an explanation of the change in net position from the previous fiscal year-end to the current fiscal year-end.
- The basic financial statements also include notes that provide required disclosures and other information necessary to gather the full meaning of the material presented in the statements.

The analysis of net position, revenue, and expenses are detailed and provide a comprehensive portrayal of financial conditions and related trends. The analysis includes all assets and liabilities using the accrual basis of accounting. Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenue and expenses when earned or incurred regardless of when cash is received or paid.

**CITY OF SEBRING  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

Our analysis presents the CRA's net position, which can be thought of as the difference between what the CRA owns (assets) and what the CRA owes (liabilities). The net position analysis will allow the reader to measure the health or financial position of the CRA. The CRA's net position consists of restricted net position that can only be spent for specific purposes because of constraints imposed by external sources (such as grantors, bondholders, and higher levels of government), or imposed by constitutional provisions or enabling legislation.

Over time, significant changes to the CRA's net position are an indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any CRA, the reader must also consider other nonfinancial factors such as fluctuations in the local economy.

The government-wide financial statements can be found on pages 8 through 9 of this report.

**Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA is accounted for as a governmental fund.

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

The CRA adopts an annual appropriated budget. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with the budget.

The governmental fund financial statements can be found on pages 10 through 11 of this report

**Notes to the Financial Statements**

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

**CITY OF SEBRING  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

**Government-Wide Financial Analysis**

**Summary of Net Position:**

	<u>2021</u>	<u>2020</u>
<b>ASSETS</b>		
Current Assets	\$ 3,163,157	\$ 1,730,835
<b>LIABILITIES</b>		
Current Liabilities	29,348	53,569
Noncurrent Liabilities	1,391,455	-
Total Liabilities	<u>1,420,803</u>	<u>53,569</u>
<b>Net Position</b>		
Restricted for Community Redevelopment	<u>\$ 1,742,354</u>	<u>\$ 1,677,266</u>

Assets increased \$1,432,322 from the prior year related to an increase in assets available for sale for property purchased for redevelopment. Liabilities increased by \$1,367,234 from the prior year related to debt incurred to purchase assets available for sale. There was an increase in net position of \$65,088 in the current year.

**Summary of Revenues, Expenses, and Changes in Net Position:**

	<u>2021</u>	<u>2020</u>
<b>REVENUES</b>		
Taxes	\$ 801,647	\$ 775,657
Intergovernmental	25,000	-
Investment Earnings	(10,965)	19,577
Miscellaneous	389	1,000
Total Revenues	<u>816,071</u>	<u>796,234</u>
<b>EXPENSES</b>		
Economic Development	<u>750,983</u>	<u>789,181</u>
<b>CHANGE IN NET POSITION</b>	65,088	7,053
Net Position - Beginning of Year	<u>1,677,266</u>	<u>1,670,213</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 1,742,354</u>	<u>\$ 1,677,266</u>

In fiscal year 2021, total revenue was \$816,071, while total expenses were \$750,983. This resulted in a total net position of \$1,742,354.

The taxable value of property located within the CRA District increased \$4,302,824 in fiscal year 2021 resulting in Ad Valorem proceeds decreasing \$25,990 over the previous year. Investment earnings

**CITY OF SEBRING  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

decreased \$30,542 due to a decrease in the value of assets available for sale, for a total fiscal year 2021 revenue decrease of \$19,837.

Expenses decreased \$38,198 in fiscal year 2021 due largely to decreased expenses for contributions toward the City's capital projects, offset by an increase in grants awarded during the year and professional services. A comparison of expenses by category is as follows:

	<u>2021</u>	<u>2020</u>	<u>Change</u>
Contributions to the City:			
Capital Projects	\$ 27,795	\$ 311,383	\$ (283,588)
Other Projects	25,000	40,000	(15,000)
Grant Programs	151,077	99,426	51,651
Other Expenses	547,111	338,372	208,739
Total Expenses	<u>\$ 750,983</u>	<u>\$ 789,181</u>	<u>\$ (38,198)</u>

**Governmental Fund Financial Analysis**

**General Fund**

The general fund reported ending fund balance of \$3,133,809, an increase of \$1,444,991 over the prior year. The entire fund balance is restricted for community redevelopment. The significant changes in general fund activity are discussed in the government-wide analysis above.

**General Fund Budgetary Highlights**

The General Fund budget to actual statement is presented in the basic financial statements. The schedule shows the original adopted budget, the final budget, actual results, and the positive or negative variance between the final budget and actual results. After the original budget is approved, it may be amended for various reasons such as unanticipated revenues, unforeseen expenditures, or new grant awards.

- The actual net change in the fund balance of the General Fund compared to the final budget was a positive variance of \$2,756,315.
- General Fund revenues were \$9,424 more than the final budgeted amount.
- Actual expenditures in the General Fund were \$2,746,891 less than the final budget. Significant variances are due to projects that were budgeted but did not occur in the current year.



**CITY OF SEBRING  
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MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

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

The City of Sebring Community Redevelopment Agency (CRA) is reported as a discretely presented component unit of the City of Sebring. Its annual budget was approved on September 14, 2020. The following factors were considered in preparing the CRA's budget for the 2022 fiscal year:

- The City of Sebring is the largest city in Highlands County.
- An economic forecast estimates the City's population growth to be 4.6% per year for the remainder of the decade.
- Property values are forecast to increase by 8.5% in fiscal year 2022.

The CRA is committed to the redevelopment of the downtown district and undertaking initiatives that augment the permanent and visiting populace in order to compete with surrounding markets. The CRA has taken a progressive approach to redevelopment in the area by focusing their efforts on the acquisition and redevelopment of prime properties within the district. At present the CRA has acquired (5) parcels that are poised for redevelopment within the downtown core. These vacant, blighted properties will be redeveloped into food and drink establishments that will encourage additional pedestrian and vehicular traffic to increase the economic vitality of the district. The CRA also recently secured \$6 million in debt to invest into the district.

The CRA recently updated their redevelopment master plan that will be utilized to guide the CRA's efforts for the next 20 years. The updated master plan extended the operations of the CRA until 2043, and highlighted projects, initiatives, and objectives to progress the district.

A key project for the City and the CRA is the redevelopment of the City's waterfront park area located on the shores of the City's centerpiece, Lake Jackson. The waterfront redevelopment project is a key revitalization effort for the City as the existing waterfront is underutilized due to inadequate design and discordant features. Lake Jackson is the waterfront bookend of the downtown Sebring Circle, and the focus of the waterfront redevelopment project in order to offer the community a variety of commercially standard recreational amenities. The goal of the project is to create a focal waterfront amenity for Sebring and create a public space for recreation that is a connection to downtown. The CRA completed the draft design of the project and is working with the City towards the next step in the process to revitalize the park.

**Requests for Information**

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest. Questions concerning any of the information provided on this report or requests for additional information should be addressed as follows:

Kristie Vazquez  
Executive Director  
City of Sebring Community  
Redevelopment Agency  
309 Circle Park Drive  
Sebring, Florida 33870.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

**ASSETS**

Cash and Investments	\$ 1,710,073
Assets Available for Sale	<u>1,453,084</u>
Total Assets	<u>3,163,157</u>

**LIABILITIES**

Accounts Payable	27,035
Accrued Liabilities	2,313
Noncurrent Liabilities:	
Due Within One Year:	461,455
Due in More than One Year	<u>930,000</u>
Total Liabilities	<u>1,420,803</u>

**NET POSITION**

Restricted for Community Redevelopment	<u>1,742,354</u>
Total Net Position	<u><u>\$ 1,742,354</u></u>

See accompanying Notes to Financial Statements.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
STATEMENT OF ACTIVITIES  
YEAR ENDED SEPTEMBER 30, 2021**

**EXPENSES**

Economic Development	\$	750,983
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**GENERAL REVENUES**

Taxes		801,647
Intergovernmental		25,000
Investment Earnings		(10,965)
Miscellaneous		389
Total General Revenues		816,071

**CHANGE IN NET POSITION**

65,088

Net Position - Beginning of Year

1,677,266

**NET POSITION - END OF YEAR**

\$ 1,742,354

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
BALANCE SHEET  
GENERAL FUND  
SEPTEMBER 30, 2021**

**ASSETS**

Cash and Investments	\$ 1,710,073
Assets Available for Sale	<u>1,453,084</u>
 Total Assets	 <u><u>\$ 3,163,157</u></u>

**LIABILITIES AND FUND BALANCE**

Liabilities:	
Accounts Payable	\$ 27,035
Accrued Liabilities	<u>2,313</u>
Total Liabilities	29,348
 Fund Balance:	
Restricted for Community Redevelopment	<u>3,133,809</u>
 Total Liabilities and Fund Balance	 <u><u>\$ 3,163,157</u></u>

**RECONCILIATION OF FUND BALANCE TO NET POSITION**

Fund Balance - General Fund	\$ 3,133,809
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**AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION ARE DIFFERENT BECAUSE:**

Certain liabilities are not due and payable in the current period, and, therefore, are not reported in the funds.	
Notes Payable	(1,380,000)
 Compensated absence are not due and payable in the current period and, therefore, are not reported in the fund financial statements.	
	<u>(11,455)</u>

<b>NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<u><u>\$ 1,742,354</u></u>
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**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
GENERAL FUND  
YEAR ENDED SEPTEMBER 30, 2021**

	Budget		Actual	Variance With Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Taxes	\$ 801,647	\$ 801,647	\$ 801,647	\$ -
Intergovernmental	5,000	5,000	25,000	20,000
Miscellaneous:				
Investment Earnings	-	-	(10,965)	(10,965)
Other	-	-	389	389
Total Revenues	<u>806,647</u>	<u>806,647</u>	<u>816,071</u>	<u>9,424</u>
<b>EXPENDITURES</b>				
Current:				
Personnel Expenditures	191,240	193,640	192,007	1,633
Professional Services	258,000	268,000	183,117	84,883
Operating Expenditures	347,480	208,994	99,084	109,910
Events	20,000	20,000	17,493	2,507
Promotional Marketing	7,500	10,236	10,110	126
Payments to the City - Operating	25,000	25,000	25,000	-
Grant Programs	61,500	196,132	151,077	45,055
Payments to the City - Capital Projects	680,700	2,518,572	27,795	2,490,777
Debt Service:				
Principal	315,227	120,000	120,000	-
Interest	-	17,897	17,897	-
Other Debt Service	-	39,500	27,500	12,000
Total Expenditures	<u>1,906,647</u>	<u>3,617,971</u>	<u>871,080</u>	<u>2,746,891</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,100,000)	(2,811,324)	(55,009)	2,756,315
<b>OTHER FINANCING SOURCES</b>				
Proceeds from Issuance of Debt	-	1,500,000	1,500,000	-
<b>NET CHANGE IN FUND BALANCE</b>	(1,100,000)	(1,311,324)	1,444,991	2,756,315
Fund Balance - Beginning of Year	<u>1,688,818</u>	<u>1,688,818</u>	<u>1,688,818</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 588,818</u>	<u>\$ 377,494</u>	<u>\$ 3,133,809</u>	<u>\$ 2,756,315</u>

See accompanying Notes to Financial Statements.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO  
THE STATEMENT OF ACTIVITIES  
YEAR ENDED SEPTEMBER 30, 2021**

**AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE  
STATEMENT OF ACTIVITIES ARE DIFFERENT BECAUSE:**

Net Change in Fund Balance - General Fund	\$ 1,444,991
<p>The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. The following are differences in the treatment of long-term debt and related items.</p>	
Proceeds from Borrowing	(1,500,000)
Payments on Debt	120,000
<p>Compensated absences reported on the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.</p>	
Net Change in Accrued Compensated Absences	97
<b>CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES</b>	<b>\$ 65,088</b>

See accompanying Notes to Financial Statements.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The City of Sebring Community Redevelopment Agency (CRA), a component unit of the City of Sebring, was established by City Resolution on September 1, 1981, as authorized by Chapter 163, Florida Statutes, to grow and develop the City of Sebring. The CRA's mission is:

- To bring about the economic revitalization of an established target area.
- To create a re-investment environment that attracts private investors into the area.
- To promote improvements within the redevelopment area through renovation and restoration of buildings, as well as to encourage new construction.
- To acquire the funding necessary to make the infrastructure improvements necessary to attract investment dollars and improve the assessed taxable value of district properties.
- To assist the Chamber of Commerce and Downtown Merchants in their efforts to market the downtown businesses.

The CRA district encompasses the downtown circle extending to the lake front; includes the blocks on either side of South Commerce Street to Highlands Avenue; extends north to Eucalyptus Street encompassing Park, Maple, Pomegranate, North Ridgewood, Grapefruit and Lemon Avenues; and jumps across the rail line to include much of the Washington Heights neighborhood. The area also includes nearby industrial uses and deteriorated residential areas in need of redevelopment in the vicinity of downtown Sebring. The district is approximately 650 acres which includes streets and rights-of-way.

The CRA is governed by a board that is comprised of seven community members that live or work in the City of Sebring. The commissioners are appointed by the City of Sebring City Council. Staff of the CRA are employed by the City of Sebring. The CRA is considered to be a discretely presented component unit in the City's financial statements.

As required by accounting principles generally accepted in the United States of America, these financial statements present the CRA and component units for which the CRA is financially accountable. The application of these criteria provides for identification of any entities for which the CRA is financially accountable and other organizations that the nature and significance of their relationship with the CRA are such that exclusion would cause the CRA's basic financial statements to be misleading or incomplete. Based on the application of these criteria, the CRA has determined that there are no component units.

**CITY OF SEBRING  
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NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Presentation**

The accounts of the CRA are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Currently, the CRA has only one fund, the General Fund. The General Fund is a major fund and is the operating fund of the CRA. It is used to account for all financial resources and expenditures.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on activities of the CRA. The CRA reports only governmental activities; it does not have any business-type activities.

**Government-Wide and Fund Financial Statements**

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues consist of charges for services, grants and contributions that are restricted to meeting an operational or capital requirement of a particular function. Payments received from taxes, insurance proceeds and other items not properly included as program revenues are reported as general revenues.

Separate financial information is provided for the governmental fund.

**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. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 CRA 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.



**CITY OF SEBRING  
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NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets and Budgetary Data**

The Following are the procedures in establishing the budget:

The CRA's executive director prepares the annual fiscal operating budget. The proposed budget is then presented to the CRA's board of directors for changes and final approval. Once adopted, the budget serves as legal authorization for expenditures.

Formal budgetary integration is employed as a management control device during the year for all governmental fund types. Budgets for the general fund are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP).

**Incremental Property Tax Revenue**

The CRA's primary source of revenue is tax-increment funding. This revenue is computed by applying the respective tax rates for the City and Highlands County (County) multiplied by the increased value of property tax located within the boundaries of the redevelopment areas of the CRA in excess of the base property value.

The tax levy is established prior to October 1 of each year and the Highlands County Property Appraiser incorporates the millages established by the City and County into the total tax levy. All property is reassessed according to its fair value on January 1 of each year. All taxes are due and payable on November 1 (levy date) of each year or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March are without discount.

Delinquent taxes on real property bear interest of up to 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by the County.

**Assets Available for Sale**

Assets available for sale including land, buildings and improvements are recorded at the lower of cost or net realizable value. Cost is determined by acquisition price if purchased, or at estimated acquisition value at the date of contribution, if contributed.

At September 30, 2021, \$1,453,084 represents the value of the property that is held for resale.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Compensated Absences**

It is the CRA's policy to permit full-time employees to accumulate limited amounts of earned vacation leave and earned sick leave. Upon separation from service, employees receive payment for all unused vacation leave. No sick leave benefits of any kind are granted upon termination of employment and therefore no liability is recorded for unpaid accumulated sick leave. Vacation pay is reported as an expense and liability when earned by the employee in the government-wide and proprietary fund financial statements and is considered a current liability. The liability for compensated absences is liquidated in the fund in which an employee's payroll expense is normally recorded.

**Fund Balances**

Governmental fund equity is classified as fund balance. The following classifications describe the relative strength of the spending constraints:

Nonspendable – Amounts that are (a) not in spendable form, or (b) legally or contractually required to be maintained intact. "Not in spendable form" includes items that are not expected to be converted to cash (such as inventories and prepaid amounts) and generally long-term items such as advances to other funds or amounts that are required to be maintained intact (corpus of a permanent fund).

Restricted – Amounts that can be spent only for specific purposes stipulated by (a) external resources providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed – Amounts that can be used only for specific purposes determined by a formal action (resolution) of the Board, the CRA's highest level of decision-making authority. Commitments may be changed or lifted only by the Board taking the same formal action (resolution) that imposed the constraints originally. Resources accumulated pursuant to stabilization arrangements are reported in this category only if they are specific and nonrecurring.

Assigned – Amounts intended to be used by the CRA for specific purposes. According to the CRA's fund balance policy, this includes spendable fund balance amounts established by the Board or CRA Management that are neither restricted nor committed. The CRA's fund balance policy does not describe the specific action required to assign fund balance.

Unassigned – Includes the residual classification for the general fund. This classification represents fund balance that is spendable and that has not been restricted, committed, or assigned to specific purposes within the general fund.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Balances (Continued)**

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the CRA considers restricted to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the CRA considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

The CRA's fund balance is restricted for community redevelopment.

**Net Position**

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the CRA or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

**Use of Estimates**

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**NOTE 2 DEPOSITS AND INVESTMENTS**

Cash and cash equivalents as of September 30, 2021 consisted of:

Deposits	\$ 1,058,934
Florida PRIME	651,139
Total	\$ 1,710,073

Custodial Credit Risk is defined as the risk that, in the event of failure of the counterparty, the CRA will not be able to recover the value of its deposits and securities that are in the possession of an outside party. Bank balances of the CRA's deposits at September 30, 2021 were \$1,058,934.

All balances in excess of the Federal Deposit Insurance Corporation (FDIC) for demand and time deposits are fully collateralized pursuant to Chapter 280, Florida Statutes. The City's investment policy requires that the deposit be entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, Florida Statutes. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss. Other than the preceding, the CRA has no policy on custodial credit risk.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

The CRA invests funds throughout the year with Florida PRIME, an investment pool administered by the State Board of Administration, under the regulatory oversight of the state of Florida. Investments in Florida PRIME are made pursuant to Chapter 125.31, Florida Statutes. The investments are not categorized because they are not evidenced by securities that exist in physical or book entry form.

Throughout the year and as of September 30, 2021, Florida PRIME contained certain floating and adjustable rate securities which were indexed based on the prime rate and/or one and three-month London Interbank Offered Rate (LIBOR) rates. These investments represented 4.4% of Florida PRIME's portfolio at September 30, 2021.

Florida PRIME meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost, as a cash equivalent.

The dollar weighted average days to maturity (WAM) of Florida PRIME as of September 30, 2021 was 49 days. Next interest rate reset dates for floating securities are used in the calculation of the WAM. The weighted average life (WAL) of the Florida PRIME at September 30, 2021 was 64 days. Investments in Florida PRIME must carry an "AAAm" rating from Standard and Poor's. On September 30, 2021, Standard and Poor's Ratings Services assigned the Florida PRIME an "AAAm" principal stability funding rating.

With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the executive director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The trustees shall convene an emergency meeting as soon as practicable from the time the executive director has instituted such measures and review the necessity of those measures. If the trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the executive director until the trustees are able to meet to review the necessity for the moratorium. If the trustees agree with such measures, the trustees shall vote to continue the measures for up to an additional 15 days. The trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the trustees exceed 15 days."

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

**NOTE 3 COMMITMENTS**

The following is a summary of the projects in process and other commitments remaining at September 30, 2021:

	Commitment Authorized	Expended to September 30, 2021	Remaining Commitment
General Fund:			
Parking Lot Improvements	\$ 141,159	\$ 90,525	\$ 50,634

Other significant commitments include encumbrances outstanding totaling \$88,530.

**NOTE 4 LONG-TERM DEBT**

Long-term liability activity for the CRA for the year ending September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year	Long-Term Portion
<b><u>Governmental Activities</u></b>						
Direct Placements	\$ -	\$ 1,500,000	\$ 120,000	\$ 1,380,000	\$ 450,000	\$ 930,000
Compensated Absences	11,552	11,455	11,552	11,455	11,455	-
Total	\$ 11,552	\$ 1,511,455	\$ 131,552	\$ 1,391,455	\$ 461,455	\$ 930,000

For governmental activities, compensated absences are liquidated by the General Fund.

**CITY OF SEBRING  
COMMUNITY REDEVELOPMENT AGENCY  
(A COMPONENT UNIT OF THE  
CITY OF SEBRING, FLORIDA)  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021**

**NOTE 4 LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the debt outstanding as of September 30, 2021 were as follows:

Year Ending <u>September 30,</u>	Direct Placements		
	Principal	Interest	Total
2022	\$ 450,000	\$ 21,704	\$ 471,704
2023	460,000	13,438	473,438
2024	470,000	4,990	474,990
Total	<u>\$ 1,380,000</u>	<u>\$ 40,132</u>	<u>\$ 1,420,132</u>

**Direct Placement – Capital Improvement Revenue Note, Series 2020**

\$1,500,000 Capital Improvement Revenue Note, Series 2020, payable at 1.82% to Truist Bank; annual principal payments between \$120,000 and \$470,000 beginning February 1, 2021 through April 1, 2024; interest paid monthly; secured by incremental tax revenues. In the event of default, the Note shall bear interest at the default rate and all payments made on the note during such period shall be applied first to interest and then to principal.

\$ 1,380,000

**NOTE 5 RISK MANAGEMENT**

The CRA is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. To protect against this risk the CRA is insured through the City's policy with Public Risk Management of Florida (PRM). The CRA is liable for the risk of loss of \$10,000 per occurrence. Insurance settlements have not exceeded insurance coverage in any of the three prior fiscal years.

**NOTE 6 SUBSEQUENT EVENTS**

On May 27, 2022, the CRA entered into a direct placement agreement with a financial institution for \$6 million, the Capital Improvement and Refunding Revenue Note, Series 2022. The 2022 note refunded the 2020 Capital Improvement Revenue Note and will be used to finance the cost of various community redevelopment projects within the CRA district. Interest at 4% is payable semi-annually, with annual principal installments beginning April 1, 2023, with a final payment due April 1, 2042.



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

Board of Directors  
City of Sebring Community  
Redevelopment Agency  
Sebring, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the general fund of the City of Sebring Community Redevelopment Agency (CRA), a component unit of the City of Sebring, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated July 15, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing 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.

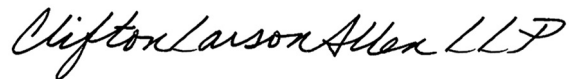
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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



**CliftonLarsonAllen LLP**

Sebring, Florida  
July 15, 2022





## MANAGEMENT LETTER

Board of Directors  
City of Sebring Community  
Redevelopment Agency  
Sebring, Florida

### Report on the Financial Statements

We have audited the financial statements of the City of Sebring Community Redevelopment Agency (CRA), a component unit of the City of Sebring, as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated July 15, 2022.

### Auditors' Responsibility

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

### Other 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 Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 15, 2022, 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 financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding 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. Information regarding the specific legal authority for the entity is contained in Note 1 to the financial statements.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(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 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 Units**

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. The CRA contains no component units.

### **Special District Specific Information**

As required by Section 218.39 (3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the CRA reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 3.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$138,306.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$0.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, can be found in the Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund.

### **Additional Matters**

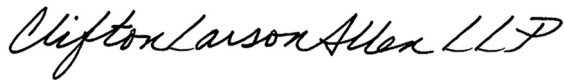
Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants

City of Sebring, Florida  
Community Redevelopment Agency  
and the Florida Auditor General

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's Board of Directors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

**CliftonLarsonAllen LLP**

Sebring, Florida  
July 15, 2022



## INDEPENDENT ACCOUNTANTS' REPORT

Board of Directors  
City of Sebring Community  
Redevelopment Agency  
and the Florida Auditor General  
Sebring, Florida

We have examined the City of Sebring Community Redevelopment Agency's (CRA) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds, and Sections 163.387(6) and (7), Florida Statutes, regarding community redevelopment agencies, during the year ended September 30, 2021. Management of the CRA is responsible for the CRA's compliance with the specified requirements. Our responsibility is to express an opinion on the CRA's compliance with the specified requirements based on our examination.

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

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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

In our opinion, the CRA complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds; and Sections 163.387(6) and (7), Florida Statutes, regarding community redevelopment agencies; during the year ended September 30, 2021.

Board of Directors  
City of Sebring Community  
Redevelopment Agency  
and the Florida Auditor General

This report is intended solely for the information and use of the CRA and the Auditor General, state of Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Sebring, Florida  
July 15, 2022