

**Coral Springs Community Redevelopment Agency
(A Component Unit of the City of Coral Springs, Florida)**

Management's Discussion and Analysis – Unaudited

The Management's Discussion and Analysis (the MD&A) of the Coral Springs Community Redevelopment Agency (the CRA) is intended to provide an overview of the CRA's financial position and results of operations for the fiscal year ended September 30, 2022. The MD&A should be read in conjunction with the CRA's financial statements, including the accompanying notes, to enhance the understanding of the CRA's financial performance.

Financial Highlights

- At September 30, 2022, restricted fund balance of \$1,182,889 are unspent tax increment financing revenues restricted for redevelopment projects and the unassigned fund balance of the General Fund was \$370,875.
- There was a net increase in the General Fund fund balance in the current year of \$300,356. Tax increment financing revenues received by the CRA in the current year was \$679,337.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the CRA's basic financial statements, which have the following components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements, and 4) required supplementary information. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

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

The statement of net position presents information on all of the CRA's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CRA is improving or deteriorating.

The statement of activities presents information showing how the CRA's net position changed during each 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 the statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements listed above distinguish functions of the CRA that are principally supported by ad-valorem taxes and intergovernmental revenues from other functions that are intended to recover all or a significant portion of their cost through user fees and charges. The governmental activity of the CRA is community redevelopment.

The government-wide financial statements include only the financial activities of the CRA. However, the CRA is considered a component unit of the City of Coral Springs, Florida (the City), and as such, the financial information of the CRA is included in the City's Annual Comprehensive Financial Report in each fiscal year.

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Fund Financial Statements

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

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. 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. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate the comparison between governmental funds and governmental activities when required.

Key elements of the reconciliation of these two statements are that the government-wide statement of activities reports the issuance of debt as a liability, the purchases of capital assets as assets which are then charged to expense over their useful lives (depreciated) and changes in long-term liabilities as adjustments of expenses. Conversely, the governmental funds statements report the issuance of debt as an other financing source of funds, the repayment of debt as an expenditure, the purchase of capital assets as an expenditure, and do not reflect changes in long-term liabilities.

The CRA maintains one governmental fund. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund. The CRA does not have any other funds.

Notes to the Financial Statements

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

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Government-Wide Financial Analysis

The table below summarizes the statement of net position for the fiscal years ended September 30, 2022 and 2021:

Summary Schedule of Net Position

	2022	2021
Current assets	\$ 1,557,264	\$ 1,257,190
Capital assets, net	74,398	57,217
Total assets	1,631,662	1,314,407
Current liabilities	3,500	3,782
Total liabilities	3,500	3,782
Net Position		
Net investment in capital assets	74,398	57,217
Restricted for redevelopment projects	1,182,889	882,533
Unrestricted	370,875	370,875
Total net position	\$ 1,628,162	\$ 1,310,625

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As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. Governmental activities increased the CRA’s net position by \$317,537 for the year ended September 30, 2022, key elements of the change are described below.

The table below summarizes the changes in net position:

Summary of Changes in Net Position

	2022	2021
General revenues:		
Tax increment financing	\$ 679,337	\$ 638,747
Investment and Other Income	5,255	1,721
Total revenues	684,592	640,468
Expenses:		
Community redevelopment	367,055	376,073
Total expenses	367,055	376,073
Change in net position	\$ 317,537	\$ 264,395

Tax increment financing revenues in the current year exceeded expenses, which resulted in an increase in net position.

Governmental Funds

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

The General Fund is the operating fund of the CRA. At the end of the current year, restricted fund balance of \$1,182,889 are unspent tax increment financing revenues restricted for redevelopment projects and the unassigned fund balance of the General Fund was \$370,875.

Tax increment financing revenues in the current year exceeded expenses, which resulted in an increase in net position.

The CRA’s General Fund is required to adopt an annual budget prepared on a basis consistent with accounting principles generally accepted in the United States of America.

Budgetary Highlights

The CRA Board is authorized to transfer budget amounts. Revisions that alter the total expenditure must be approved by the CRA Board. Legal level of control is maintained at the fund level. There were budget amendments in the current year in the amount of \$77,684, which resulted in total budgeted expenditures of \$1,565,370.

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Economic Factors and Future Developments

The City and CRA continue to partner and plan infrastructure improvements that encourage private sector development in the designated Downtown area. The City and CRA will continue to work with Broward County to ensure all levels of transit needs are met and planned for as the City's redevelopment plans are implemented.

Requests for Information

This financial report is designed to provide a general overview of the Coral Springs Community Redevelopment Agency's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Coral Springs Community Redevelopment Agency located at 9500 West Sample Road, Coral Springs, Florida 33065.

