



COMMUNITY REDEVELOPMENT AGENCY

ANNUAL FINANCIAL REPORT

Fiscal Year Ended
September 30, 2022

**Fort Lauderdale Community
Redevelopment Agency
(A Component Unit of the City
of Fort Lauderdale, Florida)**

Financial Report
September 30, 2022

FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Fort Lauderdale, Florida)

REPORT ON BASIC FINANCIAL STATEMENTS

Fiscal Year Ended
September 30, 2022



FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Fort Lauderdale, Florida)

CRA BOARD OF COMMISSIONERS

(As of March 1, 2023)

Dean J. Trantalis, Chair
John C. Herbst, Commissioner – District I
Steven Glassman, Commissioner – District II
Pamela Beasley-Pittman, Commissioner – District III
Warren Sturman, Commissioner – District IV

ADMINISTRATION

Greg Chavarria, Executive Director
Patrick Reilly, City Auditor
David R. Solomon, Secretary
D'Wayne M Spence, General Counsel
Clarence Woods III, CRA Manager

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RSM US LLP

Independent Auditor's Report

To the Board of Directors
Fort Lauderdale Community Redevelopment Agency
Fort Lauderdale, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Fort Lauderdale Community Redevelopment Agency (the Agency), a component unit of the City of Fort Lauderdale, Florida (the City), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency, as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 9 to the financial statements, the CRA adopted Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases* as of October 1, 2021. As a result, beginning right of use leased asset and lease liability balances were restated. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 March 31, 2023, on our consideration of the Agency'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 Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

RSM US LLP

Fort Lauderdale, Florida
March 31, 2023

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

Management's Discussion and Analysis

The Management's Discussion and Analysis section provides a narrative overview of the Fort Lauderdale Community Redevelopment Agency (CRA) financial activities for fiscal year ending September 30, 2022. This discussion is broken down into three components:

- An overview of the Agency.
- A brief overview of the financial statements, including how they relate to each other and the significant differences in information they provide.
- A concise, condensed financial report that summarizes the results of operations and a narrative financial analysis of the CRA's overall financial condition and results of operations, supported by additional consolidated information about specific services provided by the CRA.

OVERVIEW

The purpose of the Community Redevelopment Agency of the City of Fort Lauderdale, Florida (the Agency) is to eliminate identified slum and blighted conditions within identified redevelopment areas pursuant to the redevelopment plans of the Agency.

The Agency's primary source of revenue is tax increment funds. The revenue for the Northwest-Progresso-Flagler Heights Area is computed by applying the operating tax rate for the City of Fort Lauderdale (City), Broward County (County), North Broward Hospital District (HD), and the Children's Services Council (CSC), multiplied by the increased value of the property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5% for early payment. The Central Beach Area no longer collects tax increment funds. The Central City Area receives the City contribution only. The City, County, HD and CSC are required to fund this amount annually without regard to tax collections or other obligations.

Further, the Agency's policy is set by a board of directors comprised of five (5) members of the Commission of the City of Fort Lauderdale with the Mayor serving as the Chairman. The City Manager serves as the Executive Director of the Agency. The Agency is separate, distinct and independent from the governing body of the City of Fort Lauderdale.

The Agency was established in 1989 by the City of Fort Lauderdale, Florida under the provisions of Section 163.330, Florida Statutes. The Agency has three (3) CRA target areas. They are Central Beach Area which was established in 1989, Northwest-Progresso-Flagler Heights which was created in 1995, and Central City which was created in 2012.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency's basic financial statements comprise three sections: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The nature of these three components of the report is described as follows:

Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances. There are two financial statements in this section that address the financial position and results of operations of the Agency taken as a whole: the Statement of Net Position and the Statement of Activities.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

Management's Discussion and Analysis

These two financial statements are prepared using the "full accrual" method (basis) of accounting. This is the same accounting method used by most private-sector companies to determine whether they earn a profit in any given year, and to measure the net worth of the company as of the end of the year. Under the full accrual basis of accounting, some cash flows into the organization and some of the cash flows out of the organization are not considered operating revenues or operating expenses and accordingly do not appear on a profit and loss statement. For example, under the full accrual basis of accounting, the purchase of capital assets (e.g. equipment, land, buildings that have a useful life beyond one year) is not considered an operating expense when purchased.

The statement of net position is similar to a balance sheet in that it separately identifies the assets (what the Agency owns) from the liabilities (what the Agency owes) and the net difference between the two. Cash, receivables, land, buildings and equipment are examples of assets. Bonds, notes and accounts payables are examples of liabilities. The increase or decrease in net position from one year to the next may serve as a useful indicator of whether the Agency's financial position is improving or deteriorating.

The statement of activities explains how or why the net position have increased or decreased during the year. The statement of activities resembles a profit and loss statement because it compares the total expenses of the government to the total revenues, with the difference between the two, equaling the increase or decrease in net position over the course of the 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 the related cash flows.

Fund financial statements

Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide statements. However, unlike the previous 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.

Since 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. This comparison highlights the long-term impact of the Agency's near term financial decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances offer a reconciliation to assist with this comparison.

The Agency maintains three (3) individual governmental fund types. All governmental funds of the Agency are considered major funds and thus are reflected separately in the fund financial statements.

Notes to the financial statements

The third section of the basic financial statements is the notes to the financial statements. This section provides a further level of detail necessary to better understand the information provided within the government-wide financial statements and fund financial statements.

In addition to the three major types of data included in the basic financial statements (as defined on the preceding pages), this annual financial report also includes required supplementary information regarding the results of operations of the Agency.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

Management's Discussion and Analysis

Required supplementary information

Included in this section of the report is the Budgetary Comparison Schedule as listed in the table of contents.

CONDENSED FINANCIAL INFORMATION

This section presents condensed financial information from the government-wide financial statements that compares the current year to the prior year. The analysis highlights economic factors that significantly affected operating results during the year. The following condensed information is derived from the government-wide financial statements for the Fort Lauderdale Community Redevelopment Agency.

CONDENSED STATEMENT OF NET POSITION (in thousands)

	Governmental Activities		Increase/ (Decrease)	
	2022	2021	Amount	Percent
Assets				
Current and Other Assets	\$ 72,583	\$ 58,930	\$ 13,653	23.17%
Capital Assets (Net)	87,194	85,995	1,199	1.39%
Total Assets	159,777	144,925	14,852	10.25%
Liabilities				
Current and Other Liabilities	6,005	2,820	3,185	112.94%
Long-Term Liabilities	15,588	3,176	12,412	390.81%
Total Liabilities	21,593	5,996	15,597	260.12%
Net Investment in Capital Assets	86,825	82,085	4,740	5.77%
Restricted	51,359	56,844	(5,485)	-9.65%
Total Net Position	\$ 138,184	\$ 138,929	\$ (745)	-0.54%

CONDENSED CHANGES IN NET POSITION (in thousands)

	Governmental Activities		Increase/ (Decrease)	
	2022	2021	Amount	Percent
Revenues				
Program Revenues				
Operating Grants and Contributions	\$ 18,695	\$ 9,323	\$ 9,372	100.53%
General Revenues				
Interest income	201	35	166	474.29%
Other	271	154	117	75.97%
Total Revenues	19,167	9,512	9,655	101.50%
Expenses				
Economic Environment	19,440	8,414	11,026	131.04%
Interest on Long-Term Debt	283	126	157	124.60%
Total Expenses	19,723	8,540	11,183	130.95%
Change in Net Position before				
Conveyance and Contributions	(556)	972	(1,528)	-157.20%
Conveyance of Property	(113)	-	(113)	-100.00%
Contributions from Primary Government	(76)	-	(76)	100.00%
Change in Net Position	(745)	972	(1,717)	-176.65%
Beginning Net Position	138,929	137,957	972	0.70%
Ending Net Position	\$ 138,184	\$ 138,929	\$ (745)	-0.54%

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS

For the fiscal year ended September 30, 2022, results of operations of the Agency viewed on a government-wide basis reflects a net positive change of \$745 thousand.

The Agency's statement of net position serves as a useful indicator of a government's financial position as of a specific point in time. The relative composition of assets versus liabilities as shown on this report is indicative of a healthy (versus a tenuous) financial position. This analysis is most easily accomplished by converting this data into ratios.

One such ratio reflects the ability of the government to meet immediate cash demands – the ratio of current assets to current liabilities:

A comparison of current assets to current liabilities as of September 30, 2022 (in thousands):

	<u>2022</u>	<u>2021</u>
Current and Other Assets	\$ 72,583	\$ 58,930
Current and Other Liabilities	6,005	2,820
Net Current Assets	<u>\$ 66,578</u>	<u>\$ 56,110</u>
Ratio	12.09	20.90

FUND FINANCIAL ANALYSIS

The fund financial statements for governmental funds provide information on the near-term outflows, inflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. The Agency's fund balance at September 30, 2022 was \$70 million, an increase of \$13 million from the prior year balance of \$56.9 million. The Operating Fund is used to account for the operating activities of the Agency. Operating revenues for FY2022 totaled \$18.9 million and operating expenditures totaled \$40.5 million (including encumbrances of \$25.2 million) on a budgetary basis.

The Agency implemented GASB Statement 87, Leases, this standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset. More information can be found on notes 1, 4, and 6.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

Management's Discussion and Analysis

A summary of the operations of the Operating Fund (on a budget basis), including a comparison to the approved budget, is as follows:

	Operating Fund			Variance with Budget - Positive
	Original Budget	Final Budget	Actual Amounts	
REVENUES				
Intergovernmental Revenues:				
City of Fort Lauderdale	\$ 7,306,997	\$ 7,291,925	\$ 7,291,925	\$ -
Broward County	8,643,976	8,643,976	8,656,719	12,743
North Broward Hospital District	1,805,325	1,805,325	2,008,314	202,989
Children's Services Council	768,471	768,471	739,003	(29,468)
Miscellaneous:				
Interest Income	-	-	187,033	187,033
Other	-	-	62,673	62,673
Total Revenues	18,524,769	18,509,697	18,945,667	435,970
EXPENDITURES				
Current:				
Economic Environment	29,740,352	41,388,901	40,336,623	1,052,278
Debt Service				
Principal Payments	-	-	109,733	(109,733)
Interest and Fiscal Charges	-	-	1,697	(1,697)
Capital Outlay	-	5,980	5,980	-
Total Expenditures	29,740,352	41,394,881	40,454,033	940,848
Excess (Deficiency) of Revenues Over (Under) Expenditures	(11,215,583)	(22,885,184)	(21,508,366)	1,376,818
OTHER FINANCING (USES)				
Transfers (out)	(3,953,107)	(3,953,107)	(3,803,107)	150,000
Proceeds from Debt Issuance	20,000,000	20,000,000	20,000,000	-
Contributions from Primary Government	-	-	(75,948)	(75,948)
Loss on Conveyance of Property	-	-	(113,382)	(113,382)
Total Other Financing (Uses)	16,046,893	16,046,893	16,007,563	(39,330)
Net change in Fund Balance	\$ 4,831,310	\$(6,838,291)	\$(5,500,803)	\$ 1,337,488

The Agency approved the conveyance of fifteen (15) City-owned properties in the Northwest-Progresso-Flagler Heights area to promote the implementation of the CRA's Redevelopment Plan. The Agency conveyed the properties for the purpose of creating stable communities, enhancing the quality of life and improving the aesthetic and useful enjoyment of the redevelopment area through the elimination of slum and blight. The loss on the conveyance of property totaled \$113,382.

For more detailed budget information, please see the Budgetary Comparison Schedule in Required Supplementary Information as listed in the table of contents.

As noted earlier, the Agency has three specific redevelopment areas: the Central Beach Redevelopment Area, the Northwest-Progresso-Flagler Heights Redevelopment Area, and the Central City Redevelopment Area.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

Management's Discussion and Analysis

The following discussion addresses these redevelopment areas within the CRA fund:

1. The Central Beach Redevelopment Area

The Central Beach Redevelopment area is a special district whose mission is to eliminate slum and blight, stimulate redevelopment of the core area as a catalyst for the revitalization of the entire Central Beach area. This area was due to sunset on September 30, 2020, however in agreement with Broward County the term of the area was extended for a period of up to three years to complete public improvement projects in progress. No taxing authority shall have any tax increment financing obligation to this area after December 31, 2020.

2. The Northwest-Progresso-Flagler Heights Redevelopment Area

The Northwest-Progresso-Flagler Heights Redevelopment area is a special district whose mission is to promote economic development in the blighted Northwest section of the City. This area is due to sunset on November 7, 2025.

3. The Central City Redevelopment Area

The Central City Redevelopment area is a special district whose mission is to invigorate the existing businesses, attract new businesses and investment, and provide a neighborhood commercial center for the surrounding neighborhoods. This area is due to sunset on January 30, 2042.

Capital and Lease Assets

The Agency's investment in capital assets (net of accumulated depreciation) and lease assets (net of amortization), for governmental activities increased by \$1,199 in FY2022. Additional information about the Agency's capital and lease assets can be found in Note 4 to these financial statements.

Debt Administration

At the end of the current fiscal year, the Agency had a Tax Increment Revenue Note outstanding \$18.5 million and leases of \$369 thousand. Additional information about the Agency's long-term debt can be found in Note 6 to these financial statements.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Fort Lauderdale Community Redevelopment Agency's finances and was prepared by the Finance Department of the City. Requests for additional information should be addressed to the Finance Director at 100 North Andrews Avenue, Fort Lauderdale, Florida, 33301.

BASIC FINANCIAL STATEMENTS

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Statement of Net Position
September 30, 2022**

	Governmental Activities
ASSETS	
Cash and Cash Equivalents	\$ 61,266,751
Investments	5,906,791
Accounts Receivable (Net)	2,356
Accrued Interest Receivable	36,848
Properties Held for Resale	5,369,590
Capital Assets Not Being Depreciated	
Land	2,051,784
Construction in Progress	4,596,388
Capital Assets, Net of Accumulated Depreciation	
Buildings	26,461,181
Improvements	45,614,092
Infrastructure	7,665,060
Machinery, Equipment and Vehicles	805,764
Total Assets	<u>159,776,605</u>
LIABILITIES	
Accounts Payable	2,721,615
Accrued Interest Payable	17,233
Long-Term Liabilities:	
Due Within One Year	3,265,794
Due in More Than One Year	15,588,215
Total Liabilities	<u>21,592,857</u>
NET POSITION	
Net Investment in Capital Assets	86,825,260
Restricted for:	
Redevelopment Projects	51,301,070
Debt Service	57,418
Total Net Position	<u><u>\$ 138,183,748</u></u>

The notes to the financial statements are an integral part of the financial statements

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Statement of Activities
Fiscal Year Ended September 30, 2022**

Functions/Programs	Program Revenues		Net (Expense) Revenue and Changes in Net Position
	Expenses	Operating Grants and Contributions	Governmental Activities
Primary Government			
Governmental Activities:			
Economic Environment	\$ 19,439,584	\$ 18,695,961	\$ (743,623)
Interest on Long-term Debt	283,453	-	(283,453)
Total Governmental Activities	<u>\$ 19,723,037</u>	<u>\$ 18,695,961</u>	<u>(1,027,076)</u>
General Revenues:			
Interest Income			200,794
Miscellaneous			270,509
Contributions from Primary Government			(75,948)
Loss on Conveyance of Property			<u>(113,382)</u>
Total General Revenues			<u>281,973</u>
			Change in Net Position (745,103)
			Net Position – Beginning 138,928,851
			<u>Net Position – Ending \$ 138,183,748</u>

The notes to the financial statements are an integral part of the financial statements

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Balance Sheet
Governmental Funds
September 30, 2022**

	<u>Major Funds</u>			<u>Total</u>
	<u>Operating Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
ASSETS				
Cash and Cash Equivalents	\$ 44,843,799	\$ 74,651	\$ 16,348,301	\$ 61,266,751
Investments	3,624,313	-	2,282,478	5,906,791
Accounts Receivable (Net)	2,356	-	-	2,356
Accrued Interest Receivable	36,848	-	-	36,848
Properties Held for Resale	5,369,590	-	-	5,369,590
Total Assets	<u>\$ 53,876,906</u>	<u>\$ 74,651</u>	<u>\$ 18,630,779</u>	<u>\$ 72,582,336</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts Payable	\$ 1,242,455	\$ -	\$ 1,479,160	\$ 2,721,615
Total Liabilities	<u>1,242,455</u>	<u>-</u>	<u>1,479,160</u>	<u>2,721,615</u>
Fund Balances:				
Restricted for:				
Redevelopment Projects	52,634,451	-	17,151,619	69,786,070
Debt Service	-	74,651	-	74,651
Total Restricted	<u>52,634,451</u>	<u>74,651</u>	<u>17,151,619</u>	<u>69,860,721</u>
Total Fund Balances	<u>52,634,451</u>	<u>74,651</u>	<u>17,151,619</u>	<u>69,860,721</u>
Total Liabilities and Fund Balances	<u>\$ 53,876,906</u>	<u>\$ 74,651</u>	<u>\$ 18,630,779</u>	<u>\$ 72,582,336</u>

The notes to the financial statements are an integral part of the financial statements

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Fort Lauderdale, Florida)

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
September 30, 2022

Total fund balances of governmental funds		\$ 69,860,721
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		87,194,269
Long-term liabilities are not due and payable in the current period and therefore are not reported as fund liabilities.		
Notes Payable	\$ (18,485,000)	
Leased Liabilities	(369,009)	
Accrued Interest Payable	<u>(17,233)</u>	<u>(18,871,242)</u>
Total net position of governmental activities		<u><u>\$ 138,183,748</u></u>

The notes to the financial statements are an integral part of the financial statements

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Fort Lauderdale, Florida)

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For Fiscal Year Ended September 30, 2022

	Major Funds			Total
	Operating Fund	Debt Service Fund	Capital Projects Fund	
REVENUES				
City	\$ 7,291,925	\$ -	\$ -	\$ 7,291,925
Broward County	8,656,719	-	-	8,656,719
North Broward Hospital District	2,008,314	-	-	2,008,314
Children's Services Council	739,003	-	-	739,003
Interest Income	187,033	-	13,761	200,794
Miscellaneous	62,673	-	207,836	270,509
Total Revenues	<u>18,945,667</u>	<u>-</u>	<u>221,597</u>	<u>19,167,264</u>
EXPENDITURES				
Current:				
Economic Environment	15,171,684	-	17,911	15,189,595
Debt Service:				
Principal Retirement	109,733	6,194,000	-	6,303,733
Interest and Fiscal Charges	1,697	316,168	-	317,865
Capital Outlay	5,980	-	4,964,327	4,970,307
Total Expenditures	<u>15,289,094</u>	<u>6,510,168</u>	<u>4,982,238</u>	<u>26,781,500</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>3,656,573</u>	<u>(6,510,168)</u>	<u>(4,760,641)</u>	<u>(7,614,236)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	-	3,302,434	500,673	3,803,107
Transfers (Out)	(3,803,107)	-	-	(3,803,107)
Proceeds from Debt Issuance	20,000,000	769,000	-	20,769,000
Contributions from Primary Government	(75,948)	-	-	(75,948)
Loss on Conveyance of Property	(113,382)	-	-	(113,382)
Total Other Financing Sources (Uses)	<u>16,007,563</u>	<u>4,071,434</u>	<u>500,673</u>	<u>20,579,670</u>
Net Change in Fund Balances	19,664,136	(2,438,734)	(4,259,968)	12,965,434
Fund Balances – Beginning	<u>32,970,315</u>	<u>2,513,385</u>	<u>21,411,587</u>	<u>56,895,287</u>
Fund Balances – Ending	<u>\$ 52,634,451</u>	<u>\$ 74,651</u>	<u>\$ 17,151,619</u>	<u>\$ 69,860,721</u>

The notes to the financial statements are an integral part of the financial statements

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Fort Lauderdale, Florida)**

**RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For Fiscal Year Ended September 30, 2022**

Net change in fund balances of governmental funds \$ 12,965,434

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

Governmental funds report the purchase of capital assets as expenditures. However, in the statement of activities, the cost of those assets are depreciated over their estimated useful lives. In the Statement of Activities depreciation is reflected as an expense for the period.

Capital Outlay Expenditures	\$ 4,970,307	
Depreciation Expense	(4,135,091)	
Amortization of Leased Assets	<u>(114,898)</u>	720,318

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Change in Accrued Interest Payable		34,412
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The issuance of long-term debt (e.g., bonds, leases) 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. Also, governmental funds report the effect of issuance costs, premiums, discounts and similar items when debt is first issued, whereas these amounts (except for issuance costs) are capitalized and amortized in the statement of activities.

Principal Payments on Notes and Leases	6,303,733	
Debt Issuance of Notes and Leases	<u>(20,769,000)</u>	<u>(14,465,267)</u>

Change in net position of governmental activities \$ (745,103)

The notes to the financial statements are an integral part of the financial statements.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

Note 1. Summary of Significant Accounting Policies

The Fort Lauderdale Community Redevelopment Agency's (the Agency) financial statements are prepared in accordance with United States Generally Accepted Accounting Principles (GAAP) as prescribed by the Governmental Accounting Standards Board (GASB).

A. Reporting Entity

The Fort Lauderdale Community Redevelopment Agency was established in 1989 by the City of Fort Lauderdale, Florida (the City) under the provisions of Section 163.330, Florida Statutes. The City has created a total of three (3) Community Redevelopment Areas; Central Beach (1989), Northwest-Progresso-Flagler Heights (1995), and Central City (2012).

The board of directors of the Agency is comprised of five (5) members of the City Commission of the City and is separate, distinct and independent from the governing body of the City. The Mayor serves as the Chairman and the City Manager serves as the Executive Director.

For financial reporting purposes, the Agency is a component unit of the City and is thus included in the City's comprehensive annual financial report as a blended component unit. This report is not a complete presentation of the City of Fort Lauderdale.

B. Government-wide and Fund Financial Statements, and their underlying Basis of Accounting

The Agency's basic financial statements are presented in two separate and distinct formats. These consist of government-wide statements and fund financial statements. 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 Agency does not have any business-type activities and has only governmental activities. The accounts of the Agency are reported as an operating fund, capital projects fund and debt service fund.

Government-wide statements: In the Government-wide Statement of Net Position, the government activities are presented on a consolidated basis. This statement is prepared using the *economic resources* measurement focus, meaning all assets and liabilities (including capital assets and long-term debt) are included in the Statement of Net Position.

Within this statement, the net position of the Agency (assets and deferred outflows of resources minus liabilities and deferred inflows resources) is reported in two separate components – net investment in capital assets and restricted net position.

The Government-wide Statement of Activities reports the degree to which the gross expenses, including depreciation, of the significant governmental functions provided by the Agency, are financed by the program revenues and the operating and capital grants directly related to the costs of providing each function. The statement then reports the extent to which the resulting net costs of these functions (gross expenses less directly-related program revenues and grants) are financed by general revenues of the Agency (i.e. taxes, interest income, etc.) This statement is prepared using the *full accrual* basis of accounting, which determines the timing of the recording of revenues and expenses. Under this basis of accounting, revenues are recorded when earned, and expenses are recorded when an obligation is incurred.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

Fund Financial Statements: These statements report information at a higher level of detail, focusing on separate reporting of individual major funds, rather than consolidating financial data into the broad category of governmental activities.

The financial transactions of the Agency are reported in individual funds within the City's accounting system. Each fund is accounted for by providing a separate, self-balancing set of accounts comprised of the assets, liabilities, deferred outflows and inflows of resources, revenues and expenditures of each fund. For purposes of this report, all of the Agency's funds are classified as major governmental funds.

Governmental Funds: Within the fund financial statements, the accounting policies applied to governmental funds is intended to capture only those transactions that will occur in the short-term, and the ability to finance those activities as needed. The financial focus applied to governmental funds is called the modified accrual basis of accounting. Revenues are susceptible to accrual in the accounting period in which they become available and measurable, which generally means those revenues that are collected within 60 days after year end. The Agency accrues an asset equal to the value of all material revenue to which it is entitled. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable.

Within governmental fund types, assets, liabilities and deferred outflows and inflows of resources are recorded using the *flow of current financial resources* measurement focus.

The major governmental funds of the Agency are as follows:

Operating Fund – accounts for the proceeds of specific revenue sources from tax increment and property taxes that are legally restricted to expenditures for community redevelopment. This fund also operates as the main operating fund of the Agency.

Debt Service Fund – accounts for resources that are restricted to payment of principal, interest and other debt service expenditures on long-term debt.

Capital Projects Fund – accounts for financial resources segregated for the acquisition or construction of major capital facilities and redevelopment area improvements.

C. Deposits and Investments

The Agency considers cash on hand, cash with fiscal agents, demand deposits, certificates of deposit and bank repurchase agreements as cash and cash equivalents. Each fund's equity in the City's investment pool has been treated as a cash equivalent since cash may be deposited or withdrawn from the pool at any time without prior notice or penalty. Investments are stated at fair value. Income from investments held by the individual funds is recorded in the respective fund as it is earned.

D. Receivables

Receivables are reported net of allowances for uncollectible accounts where applicable at their net realizable value.

E. Properties Held for Resale

Inventories in the governmental funds are composed of land held for redevelopment or resale and are stated at the lower of cost or market value.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

F. Unrestricted and Restricted Resources

In cases in which both unrestricted and restricted resources are available to finance an expense or program, the Agency's policy is to utilize restricted assets first whenever possible.

G. Capital Assets

Capital assets, including land, buildings, improvements other than buildings, infrastructure (that is, roads, bridges, street lighting and other similar items) and equipment, are reported in the governmental activities column in the government-wide financial statements. The Agency defines capital assets as assets with an initial cost of \$5,000 or more and an estimated useful life of more than one year. Such assets are stated at cost or estimated historical cost. Contributions of capital assets received from federal, state or local sources are recorded as contributions when received and are stated at acquisition value. Additions, improvements and expenditures that significantly extend the useful life of an asset are capitalized.

Depreciation of capital assets is provided on the straight-line basis over the following estimated useful lives:

	<u>Years</u>
Buildings	40-50
Improvements	20-50
Infrastructure	15-50
Machinery, equipment and vehicles	3-15

H. Leases

Lessee: The Agency is a lessee in a 50-month lease for the use of office space. An initial lease liability and corresponding right to use lease asset was recorded in the amount of \$478,742 on October 1, 2021 with the implementation of GASB 87, *Leases*. The Agency is required to make monthly fixed payments of \$14,256 and the lease has an interest rate of 0.44%. As of September 30, 2022, the lease liability is \$369,009 and the net book value of the right to use leased asset is \$363,844, net of accumulated amortization of \$114,898.

The Agency monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if such changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor: The Agency is currently not a lessor in any transactions.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

I. Revenues

Intergovernmental Revenue

The Agency's primary source of revenue is tax increment revenues collected from the City, Broward County, North Broward Hospital District and the Children's Services Council deposited into the Community Redevelopment Trust Fund. These entities levy ad valorem property taxes within the legally defined redevelopment area of the Agency. The tax increment revenue is calculated by applying the adopted millage rate to the increase in current year taxable assessed valuations within the designated CRA districts using the year in which they were established as the "base year". For example, if an unimproved property was valued at \$10,000 in the base year and a new house is built on the property tomorrow, the new value of the property is \$25,000. The incremental difference in value (new assessed value – base year value) is \$15,000. Taxes collected on the property will be split amongst the City, County and various agencies. The Agency receives all taxes assessed on the incremental increase of \$15,000. Revenues generated by improvements in the Agency districts are to be reinvested in the district to continue to spur redevelopment.

Assessed values are established by the Broward County Property Appraiser. The assessed property value recognized by the City and Broward County includes the second homestead exemption while the North Broward Hospital District does not recognize such exemption. The City, Broward County, North Broward Hospital District and the Children's Services Council are required to pay 95% of these incremental property taxes to the Agency on or before January 1 of each year, otherwise the full amount of the incremental revenue will be due.

Program Revenue

In the Government-wide Statement of Activities, revenue that is derived directly from the program itself or from outside sources, if restricted to a specific program, is called program revenue. Program revenue is classified as either operating grants or capital grants. Operating grant revenues come from other government entities to support the operation costs of particular functions and also from the earnings of permanent funds that are legally restricted to a particular function. Capital grants come from other government entities for the purpose of constructing or purchasing capital assets.

J. Use of Estimates

Management has made estimates and assumptions relating to the reporting of assets and liabilities in conformity with GAAP. Actual results may differ from such estimates.

K. Deferred Outflows and Inflows of Resources

In addition to assets, both the statement of net position and balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Agency did not report any deferred outflow of resources in the current year.

In addition to liabilities, both the statement of net position and balance sheet will sometimes report a separate section for deferred inflows of resources. This represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that period. The Agency did not report any deferred inflow of resources in the current year.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

L. Fund Balance

In the governmental funds, fund balances are reported as nonspendable if they are not in spendable form or are legally or contractually required to be maintained intact. In addition, fund balances are reported as restricted to specific purposes based upon the extent to which the Agency is bound to honor constraints placed on those funds.

Encumbrance accounting, under which purchase orders and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation, is utilized in the governmental funds. Encumbered amounts for specific purposes are reported within the applicable restricted, committed or assigned fund balance classifications.

Net position of the government-wide statement is categorized as net investment in capital assets; restricted or unrestricted. Net investment in capital assets consists of capital assets reduced by the outstanding debt issued to acquire, construct or improve those assets, less any unspent debt proceeds. Restricted net position has regulatory or third party limitations on its use.

Note 2. Deposits and Investments

The Agency maintains a pooled cash and investment fund for the Agency's operating, debt service, and capital fund. The Agency has elected to follow the City's investment policy. As of September 30, 2022, the total cash of \$61,266,751 and investments of \$5,906,791 for a total of \$67,173,542 for the Agency.

In accordance with Section 218.415, Florida Statutes, the City's Investment Policy applies to all cash and investments held or controlled by the City and shall be identified as "general operating funds" of the City with the exception of the City's pension and cemetery funds. The policy was adopted on September 4, 2001 and subsequently amended on July 9, 2019 which applies to the CRA.

Permitted investments, asset allocation limits, issuer limits, credit rating requirements and maturity limits are detailed in the policy in order to protect the City's cash and investments. The current policy allows for the purchase of the following investments: U.S. government securities, U.S. government agency securities, federal instrumentalities, interest-bearing time deposits or saving accounts, repurchase agreements, commercial paper, corporate notes, bankers' acceptances, state or local government taxable or tax-exempt debt, City of Fort Lauderdale debt obligations, registered investment companies (money market mutual funds), and intergovernmental investment pools.

A. Cash and Cash Equivalents

Custodial Credit Risk – Deposits

Custodial credit risk for deposits is the risk in the event of the failure of a depository financial institution; a government may not be able to recover deposits. Monies placed on deposit with financial institutions in the form of demand deposits, time deposits or certificate of deposits are defined as public deposits. The investment policy requires that public deposits be held in a State Qualified Public Depository as defined in Section 280.02, Florida Statutes. The Agency's deposits were held in a State Qualified Public Depository and collateralized with securities held by the pledging financial institutions' trust department.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

B. Investments

Fair Value Measurement

The Agency categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Agency was invested in money market mutual funds in the amount \$5,906,791 (Level 1) on September 30, 2022.

Credit Risk

GASB Statement No. 40 (GASB 40), "Deposit and Investment Risk Disclosures", requires that governments provide information about the credit risk associated with their investments by disclosing the credit quality ratings of investments in debt securities as described by nationally recognized statistical rating organizations. Unless there is information to the contrary, obligations of the U.S. government or obligations explicitly guaranteed by the U.S. government are not considered to have credit risk and do not require disclosure of credit quality.

Custodial Credit Risk – Investments

The custodial credit risk for investments is the risk that, in the event of the failure of the counter-party to the transaction, a government may not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All investments were held with third-party custodians as required by the investment policy.

Concentration of Credit Risk

GASB 40, requires disclosure of investments in any one issuer that represent five percent or more of total investments, excluding investments issued or explicitly guaranteed by the U.S. government, investments in mutual funds, external investment pools, and other pooled investments. There were no investments with a single issuer that represents 5% or more of all of the Agency's portfolio.

In addition, the City's investment policy establishes limits on total portfolio composition, inclusive of the Agency balances, both by investment type and by issuer. The Agency's investments did not exceed these limits during the year ended September 30, 2022.

Interest Rate Risk

Interest rate risk is the possibility that interest rates will rise and reduce the fair value of an investment. The Agency manages its portfolios' exposures to declines in fair value due to rising interest rates by limiting individual investments to maturities of ten (10) years or less from the date of purchase. Also, the overall "weighted average maturity" shall be less than three (3) years. This portfolio uses "weighted average maturity" as measurement of interest rate risk. The weighted average of maturity for the money market fund is 120 days or less. The Agency did not hold any debt securities at September 30, 2022.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

Note 3. Interfund Transfers

The composition of interfund transfers for the year ended September 30, 2022, was as follows:

Transfers Out	Transfers In		
	Debt Service Fund	Capital Projects Fund	Total
Operating fund	\$ 3,302,434	\$ 500,673	\$ 3,803,107

The Agency transferred funds from the Operating Fund to the Debt Service Fund of \$3,302,434 to meet debt service requirements. Transfers to the Capital Projects Funds of \$500,673 provided funding for specific projects within the Community Investment Program.

Note 4. Capital Assets

A. Capital Activity

Capital and leased asset activity of the Agency as of September 30, 2022, consisted of the following:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 2,051,784	\$ -	\$ -	\$ 2,051,784
Construction in progress	31,730,755	4,970,307	32,104,674	4,596,388
Total capital assets not being depreciated	33,782,539	4,970,307	32,104,674	6,648,172
Capital assets being depreciated				
Buildings	395,999	26,420,329	-	26,816,328
Improvements	47,412,966	5,307,656	-	52,720,622
Infrastructure	15,556,105	-	-	15,556,105
Equipment	924,646	376,689	-	1,301,335
Total capital assets being depreciated	64,289,716	32,104,674	-	96,394,390
Less accumulated depreciation for:				
Buildings	181,784	537,207	-	718,991
Improvements	4,351,473	2,755,057	-	7,106,530
Infrastructure	7,173,774	717,271	-	7,891,045
Equipment	370,015	125,556	-	495,571
Total accumulated depreciation	12,077,046	4,135,091	-	16,212,137
Total capital assets being depreciated, net	52,212,670	27,969,583	-	80,182,253
Right of Use (ROU) Lease Assets being amortized**				
Buildings	478,742	-	-	478,742
Total ROU lease assets being amortized	478,742	-	-	478,742
Less amortization for ROU Lease Assets:				
Buildings	-	114,898	-	114,898
Total amortization	-	114,898	-	114,898
Total ROU lease assets being amortized, net	478,742	(114,898)	-	363,844
Net Capital and Lease Assets	\$ 86,473,951	\$ 32,824,992	\$ 32,104,674	\$ 87,194,269

**The beginning balances were restated on October 1, 2021 for the implementation of GASB 87, *Leases*.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

B. Depreciation Expense

Included in the government-wide Statement of Activities is depreciation and amortization expense for capital assets including ROU lease assets for the year ended September 30, 2022, distributed to governmental functions as follows:

Governmental Activities:	
Economic Environment	\$ 4,249,989
Total depreciation and amortization expense	<u>\$ 4,249,989</u>

Note 5. Risk Financing Activities

The Agency 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. The City has established a self-insurance fund that is used to account for and finance both uninsured and insured risks of loss. Coverage is provided for workers' compensation, property, employment practices, public officials' liability, active shooter, crime, cyber liability, general liability, automobile liability, watercraft liability, airport liability, police professional liability and certain medical benefits. Settlements have rarely exceeded the retention on these policies for each of the past three fiscal years.

The Agency participates in the City's self-insurance program and made premium payments in the amount of \$24,679 for the year ended. There are no insurance claims payable at September 30, 2022. Refer to the City of Fort Lauderdale, Florida Annual Comprehensive Financial Report (ACFR) for additional disclosure. The ACFR is located on the City's website at www.fortlauderdale.gov/departments/finance/financial-reports.

Note 6. Long-Term Liabilities

The following is a summary of the long-term obligation activity of the Agency for the year ended September 30, 2022.

	Beginning Balance	Additions	Deletions	Ending Balance	Amount Due within One Year
Tax Increment Revenue Notes, Series 2015	\$ 3,910,000	\$ -	\$ 3,910,000	\$ -	\$ -
Tax Increment Revenue Improvement and Refunding Note, Taxable Series 2021	-	20,769,000	2,284,000	18,485,000	3,156,000
Leased Liabilities**	478,742	-	109,733	369,009	109,794
	<u>\$ 4,388,742</u>	<u>\$ 20,769,000</u>	<u>\$ 6,303,733</u>	<u>\$ 18,854,009</u>	<u>\$ 3,265,794</u>

*The beginning balances were restated at October 1, 2021 for the implementation of GASB 87, *Leases*.

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

On December 3, 2021, the Agency issued CRA Tax Increment Revenue Improvement and Refunding Note, Taxable Series 2021 ("Series 2021 Note") in the amount of \$20,769,000. The proceeds were used to provide funds for certain redevelopment projects within the Northwest Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA") and to refund the outstanding Tax Increment Revenue Note, Series 2015. The Series 2021 Note provides for semi-annual interest payments at a rate of 1.11% and annual principal payments until maturity in 2025. As of September 30, 2022, the Agency's liability for the note totaled \$18,485,000. The note is secured by a first lien on and pledge of the pledged funds, which consists of the NPF CRA Trust Fund Revenues that include the NPF CRA Tax Increment Revenue collected by the CRA and all moneys, securities and instruments held in funds and accounts established under the loan agreement for the 2021 note. The ratio of pledged revenue to debt service for the current year was 2.23.

A portion of the Series 2021 Note proceeds were used to advance \$3,176,000 of the outstanding 2015 Tax Increment Revenue bonds, which had an interest rate of 3.17%. The reacquisition price exceeded the net carrying amount of the old debt by \$8,949. This amount was fully amortized in the current year. The refunding reduced the total debt service payments by \$2,646,210 and resulted in an economic gain of \$154,270 for the Agency.

In an event of default in connection with (i) failure to make payment of the principal of or interest on the Series 2021 Note when due and payable or (ii) performance of any covenants, conditions, agreements and provisions contained in the Series 2021 Note on the part of the Agency (iii) material misrepresentations or warranty of the Agency contained in the note agreement or (iv) the dissolution or liquidation of the Agency, or the filing of bankruptcy or any similar act; the Lender may proceed to protect and enforce its rights under the laws of the State of Florida and under the agreement. Upon the occurrence of any Event of Default, the Series 2021 Note will bear interest at the lesser of (i) 3.11% or (ii) the maximum rate permitted by law (the "Default Rate") and such Default Rate shall continue until such time as the Event of Default has been cured, at which time, the interest rate shall return to the interest rate in effect immediately prior to such Event of Default.

The Agency is a lessee for the use of office suites with a remaining term of 4 years. The Agency is required to make monthly fixed payments of \$14,256 and the lease has an interest rate of 0.44%. The lease liability on September 30, 2022 is \$369,009.

The requirement to repay all long-term debt outstanding as of September 30, 2022, is summarized in the following table:

Year Ending September 30	Governmental Activities					
	Tax Increment Note		Leased Liabilities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2023	\$ 3,156,000	\$ 205,184	\$ 109,794	\$ 1,389	\$ 3,265,794	\$ 206,573
2024	7,304,000	170,152	115,843	899	7,419,843	171,051
2025	8,025,000	89,078	122,197	383	8,147,197	89,461
2026	-	-	21,175	12	21,175	12
	<u>\$ 18,485,000</u>	<u>\$ 464,414</u>	<u>\$ 369,009</u>	<u>\$ 2,683</u>	<u>\$ 18,854,009</u>	<u>\$ 467,097</u>

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Financial Statements
September 30, 2022**

Note 7. Future Commitments

The Agency currently has the following future commitments included in the City's Community Investment Plan (CIP) segregated by the specific redevelopment area:

Redevelopment Area	Amount
Central Beach	\$ 8,837,815
Northwest Progresso - Flagler Heights	7,375,916
Central City	848,675
	<u>\$ 17,062,406</u>

Note 8. Service Agreement

As of October 1, 2016, the Agency entered into a service agreement with the City to provide services related to the operations of the Agency that included staffing. The Agency paid the City \$1,325,983 during the fiscal year ended September 30, 2022 under this agreement. The Agency does not have further obligations for employee benefits.

Note 9. Restatement

The CRA adopted Governmental Accounting Standards Board (GASB) Statement No. 87, Leases as of October 1, 2021. The adoption resulted in a restatement of the October 1, 2021 governmental activities balances in the amount of \$478,742 for right of use leased assets and lease liabilities, respectively.

REQUIRED SUPPLEMENTARY INFORMATION
(Unaudited)

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET TO ACTUAL (Unaudited)
OPERATING FUND
For Fiscal Year Ended September 30, 2022**

	Operating Fund			Variance with Final Budget - Positive (Negative)
	Original Budget	Final Budget	Actual Amounts	
REVENUES				
Intergovernmental Revenues:				
City of Fort Lauderdale	\$ 7,306,997	\$ 7,291,925	\$ 7,291,925	\$ -
Broward County	8,643,976	8,643,976	8,656,719	12,743
North Broward Hospital District	1,805,325	1,805,325	2,008,314	202,989
Children's Services Council	768,471	768,471	739,003	(29,468)
Miscellaneous:				
Interest Income	-	-	187,033	187,033
Other	-	-	62,673	62,673
Total Revenues	18,524,769	18,509,697	18,945,667	435,970
EXPENDITURES				
Current:				
Economic Environment	29,740,352	41,388,901	40,336,623	1,052,278
Debt Service				
Principal Payments	-	-	109,733	(109,733)
Interest and Fiscal Charges	-	-	1,697	(1,697)
Capital Outlay	-	5,980	5,980	-
Total Expenditures	29,740,352	41,394,881	40,454,033	940,848
Excess (Deficiency) of Revenues Over (Under) Expenditures	(11,215,583)	(22,885,184)	(21,508,366)	1,376,818
OTHER FINANCING (USES)				
Transfers (out)	(3,953,107)	(3,953,107)	(3,803,107)	150,000
Proceeds from Debt Issuance	20,000,000	20,000,000	20,000,000	-
Contributions from Primary Government	-	-	(75,948)	(75,948)
Loss on Conveyance of Property	-	-	(113,382)	(113,382)
Total Other Financing Sources (Uses)	16,046,893	16,046,893	16,007,563	(39,330)
Net change in Fund Balance	\$ 4,831,310	\$ (6,838,291)	(5,500,803)	\$ 1,337,488
Fund Balance - Beginning			32,970,315	
Fund Balance - Ending			<u>\$ 27,469,512</u>	
Comparison of Budget to Actual Results				
Statement of Revenues, Expenditures and Changes in Fund Balance - Ending Balance			\$ 52,634,451	
Basis of accounting adjustments				
Encumbrances as of September 30, 2022			<u>(25,164,939)</u>	
Statement of Revenues, Expenditures and Changes in Fund Balances - Budget to Actual			<u>\$ 27,469,512</u>	

**Fort Lauderdale Community Redevelopment Agency
(A Component Unit of the City of Fort Lauderdale, Florida)**

**Notes to Required Supplementary Information
September 30, 2022**

Budgetary Data

The City prepares an annual operating budget for the Fort Lauderdale Community Redevelopment Agency. These budgets are prepared on the modified accrual basis of accounting.

The Agency follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to August 1, the Executive Director submits to the CRA Board a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted.
3. Prior to October 1, the budget is legally enacted.
4. The level of control (level at which expenditures may not exceed budget) is the department. The Executive Director is authorized to transfer budgeted amounts within departments of any fund. The CRA Board must approve any revisions that alter the total expenditures of any department.
5. Annual budgets are adopted for all governmental funds except the capital project funds. The original and final budgets, as presented, include re-appropriated encumbrances of the prior year. The budgets have been adopted on a basis consistent with GAAP with the following exceptions: Budgetary expenditures include GAAP expenditures adjusted for encumbrances at September 30, 2022. Unencumbered balances of appropriations lapse at year-end.

The Community Redevelopment Agency business incentive program awards funding to encourage private partnerships in undertaking redevelopment projects in target areas within the CRA. Amounts awarded for these programs are encumbered upon approval of an eligible applicant and have been included as an encumbrance in the actual amounts for a total of \$25,164,939.

The reported budgetary data represents the final approved budget after amendments adopted by the Agency. Individual amendments were not material in relation to the original adopted budget.

SUPPLEMENTAL AUDIT REPORT



RSM US LLP

**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**

Independent Auditor's Report

To the Board of Directors
Fort Lauderdale Community Redevelopment Agency
Fort Lauderdale, 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 each major fund of the Fort Lauderdale Community Redevelopment Agency (the Agency), a component unit of the City of Fort Lauderdale, Florida (the City), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated March 31, 2023. Our report included an emphasis of matter paragraph for the adoption of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. The adoption of this statement resulted in the restatement of the financial statements as of October 1, 2021.

Report on Internal Control Over Financial Reporting

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the 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 or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

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

Purpose of This Report

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

RSM US LLP

Fort Lauderdale, Florida
March 31, 2023

**Fort Lauderdale Community Redevelopment
Agency (Component Unit of the City of Fort
Lauderdale, Florida) Management Letter and
Independent Accountant's Reports in Accordance
With the Rules of the Auditor General of the State
of Florida**

Fiscal Year Ended September 30, 2022

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Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

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*. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), *Florida Statutes*.

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not identify any such findings.

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

- a. There were no Agency employees compensated in the last pay period of the Agency's fiscal year.
- b. There were no independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. There are no construction projects with a total cost of at least \$65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported.
- f. A budget variance report based on the budget adopted under Section 189.016(4), *Florida Statutes*, and the amended budget under Section 189.016(6), *Florida Statutes*. This information is disclosed as required supplementary information in the Agency's September 30, 2022 financial statements.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Directors, and applicable Agency management, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Fort Lauderdale, Florida
March 31, 2023



RSM US LLP

**Independent Accountant’s Report
on Compliance With Local Government Investment Policies
in Accordance With Chapter 10.550, Rules of the
Auditor General of the State of Florida**

To the Board of Directors
Fort Lauderdale Community Redevelopment Agency
Fort Lauderdale, Florida

We have examined the Fort Lauderdale Community Redevelopment Agency’s (the Agency), a component unit of the City of Fort Lauderdale, Florida compliance with Section 218.415, *Florida Statutes*, *Local Government Investment Policies* during the period October 1, 2021 to September 30, 2022. Management of the Agency is responsible for the Agency’s compliance with the specified requirements. Our responsibility is to express an opinion on the Agency’s compliance 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 Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our 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.

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

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

In our opinion, the Agency complied, in all material respects, with the specified requirements during the period October 1, 2021 to September 30, 2022.

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

RSM US LLP

Fort Lauderdale, Florida
March 31, 2023

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RSM US LLP

**Independent Accountant's Report on Compliance with
Sections 163.387(6) and 163.387(7), Florida Statutes**

To the Board of Directors
Fort Lauderdale Community Redevelopment Agency
Fort Lauderdale, Florida

We have examined the Fort Lauderdale Community Redevelopment Agency's (the Agency), a component unit of the City of Fort Lauderdale, Florida compliance with Sections 163.387(6) and 163.387(7), *Florida Statutes* regarding the redevelopment trust for the year ended September 30, 2022. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance 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 Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our 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.

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

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

In our opinion, the Agency complied, in all material respects, with the specified requirements during the period October 1, 2021 to September 30, 2022.

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

RSM US LLP

Fort Lauderdale, Florida
March 31, 2023