

# 2021

Eustis Community Redevelopment Agency

Financial Statements and  
Independent Auditor's Report

September 30, 2021

**PURVIS GRAY**  
CERTIFIED PUBLIC ACCOUNTANTS

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

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
EUSTIS, FLORIDA**

**SEPTEMBER 30, 2021**

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## INDEPENDENT AUDITOR'S REPORT

The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of the Eustis Community Redevelopment Agency (the CRA), a component unit of the City of Eustis, Florida (the City), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the CRA's financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

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The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

## INDEPENDENT AUDITOR'S REPORT

### Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the CRA as of September 30, 2021, and its changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Other Matters

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (MD&A) and the budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the MD&A and the budgetary comparison information, 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 MD&A and the budgetary comparison information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated May 13, 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, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



May 13, 2022  
Ocala, Florida

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
CITY OF EUSTIS, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

This supplement to the Independent Auditor's Report and Financial Statements has been developed in accordance with the Government Accounting Standards Board (GASB) Statement No. 34. It is intended to provide the readers of this report with a general overview of the financial activities of the Eustis Community Redevelopment Agency (the CRA). The CRA provides the following discussion and analysis of the CRA's financial activities for the fiscal year ended September 30, 2021. Management's Discussion and Analysis is designed to: (a) assist the reader to focus on significant financial issues, (b) provide an overview of the CRA's financial activities, (c) identify changes in the CRA's financial position, (d) identify material deviations from the financial plan, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

**The CRA**

The CRA was created under Chapter 163, Florida Statutes and Ordinance No. 90-42 of the City of Eustis (the City). The Governing Board of the CRA (the Board) is appointed by the Eustis City Council and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit for financial reporting purposes and is included as a blended special revenue fund within the City's overall basic financial statements.

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

**Financial Highlights**

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$2,184,235.
- The CRA's fund balance increased by \$464,915 as a result of 2021 operations.
- Revenues for fiscal year 2021 were \$337,938 while expenditures totaled \$427,461. Transfers from the City's General Fund totaled \$442,250.
- For the period ended September 30, 2021, budgeted revenues exceeded actual revenues by \$561,162 while actual expenditures were \$124,482 less than budgeted expenditures.

**Overview of the Financial Statements**

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

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

**Government-Wide Financial Statements**

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

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
CITY OF EUSTIS, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

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

The *Statement of Activities* presents information showing how the CRA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods.

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

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

**Fund Financial Statements**

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

**Governmental Funds**

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the CRA's *near-term* financing decisions. Both the governmental fund Balance Sheet and the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

**Special Revenue Funds**

*Special revenue funds* are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The CRA's expendable financial resources and the related liabilities are accounted for through a special revenue fund.

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
CITY OF EUSTIS, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

**Restricted Fund Balance**

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

**Notes to Financial Statements**

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

**Required Supplementary Information (RSI)**

Included in this section of the report is the Budgetary Comparison Schedule.

**Government-Wide Financial Analysis**

*Statement of Net Position*

As noted earlier, net position may serve over time as a useful indicator of the CRA's financial position. In the case of the CRA, assets exceeded liabilities by \$2,184,235 (*net position*) as of the close of the most recent fiscal year, an increase of \$464,915 in comparison with the prior year.

The following table reflects a summary of the *Statement of Net Position* for the current and prior year:

<b>Eustis Community Redevelopment Agency</b>		
	<b>2021</b>	<b>2020</b>
<b>Assets</b>		
Cash and Cash Equivalents	\$ 2,071,916	\$ 1,719,704
Interest	131	286
Land	3,000,000	3,000,000
<b>Total Assets</b>	<b>5,072,047</b>	<b>4,719,990</b>
<b>Liabilities and Fund Balances</b>		
<b>Liabilities</b>		
Current:		
Accounts Payable and Accrued Liabilities	-	670
Non-Current:		
Due Within One Year	116,653	113,142
Due in More Than One Year	2,771,159	2,886,858
<b>Total Liabilities</b>	<b>2,887,812</b>	<b>3,000,670</b>
<b>Net Position</b>		
Net Investment in Capital Assets	112,188	-
Restricted	2,072,047	1,719,320
<b>Total Net Position</b>	<b>\$ 2,184,235</b>	<b>\$ 1,719,320</b>

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
CITY OF EUSTIS, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2021**

*Statement of Activities*

The following table reflects the *Statement of Activities* for the current and prior year:

<b>Eustis Community Redevelopment Agency</b>		
	<b>2021</b>	<b>2020</b>
<b>Revenues</b>		
Other Intergovernmental Revenues	\$ 334,343	\$ 289,199
TIF Revenue from City	442,250	379,679
Miscellaneous:		
Contributions and Donations	-	100,000
Interest	3,595	8,297
Other Sources	-	60,150
<b>Total Revenues</b>	<b>780,188</b>	<b>837,325</b>
<b>Expenditures</b>		
Current:		
General Government and Administration	156,374	358,481
Debt Service - Interest	85,960	-
Capital Outlay Contributed to Primary Government	72,939	149,582
<b>Total Expenditures</b>	<b>315,273</b>	<b>508,063</b>
<b>Net Change in Net Position</b>	464,915	329,262
<b>Net Position, Beginning of Year</b>	1,719,320	1,390,058
<b>Net Position, End of Year</b>	<b>\$ 2,184,235</b>	<b>\$ 1,719,320</b>

Fiscal year 2021 activities increased the CRA's net position by \$464,915 or 21%, in comparison with the prior year. Key elements of the change are described in the table above. There was an increase in tax increment financing revenues in the current year due to an increase in property values within the CRA District. This contributed to an increase in net position.

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

***Governmental Funds***

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

The CRA's fund balance of \$2,072,047 is restricted for redevelopment projects within the CRA District.



**EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
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SEPTEMBER 30, 2021**

Tax increment financing revenue totaling \$442,250 represented approximately 57% of all revenues. The CRA's fund balance increased by \$464,915 in the current year. The increase in tax increment financing revenues received by the CRA in the current year, resulted from increased property values within the CRA District.

**Capital Assets and Debt Administration**

Capital Assets

The CRA's capital assets are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements. Capital asset activity for the year ended September 30, 2021, can be found in the City's audited financial statements.

Long-Term Debt

The CRA's long-term debt obligation decreased by \$112,188, which is attributed to the new debt obligation incurred during the current fiscal year. Additional information on the CRA's debt can be found in Note 5.

	<u>10/1/2020</u>			<u>9/30/2021</u>
	<u>Balance</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance</u>
<b>Governmental Activities</b>				
Loan Payable - 2020	\$ 3,000,000	\$ -	\$ (112,188)	\$ 2,887,812
	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ (112,188)</u>	<u>\$ 2,887,812</u>

**Budgetary Highlights**

An annual budget is prepared for the CRA and approved by City Commission (the Commission). The legal level of control is maintained at the fund level. Budget appropriations may not be legally exceeded on a fund basis. The budget is adopted on a basis consistent with generally accepted accounting principles.

**Economic Factors and Future Developments**

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

**Request for Information**

This financial information is designed to present users with a general overview of the CRA's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Eustis Community Redevelopment Agency located at P.O. Drawer 68, Eustis, Florida 32727.

## **FINANCIAL STATEMENTS**

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY**  
**STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET**  
**SEPTEMBER 30, 2021**

	<u>Special Revenue Fund</u>	<u>Adjustments (Note 2)</u>	<u>Statement of Net Position</u>
<b>Assets</b>			
Cash and Cash Equivalents	\$ 2,071,916	\$ -	\$ 2,071,916
Accrued Interest	131	-	131
Land	-	3,000,000	3,000,000
<b>Total Assets</b>	<u>2,072,047</u>	<u>3,000,000</u>	<u>5,072,047</u>
<b>Liabilities</b>			
Current:			
Accounts Payable and Accrued Liabilities	-	-	-
Non-Current:			
Due Within One Year	-	116,653	116,653
Due in More Than One Year	-	2,771,159	2,771,159
<b>Total Liabilities</b>	<u>-</u>	<u>2,887,812</u>	<u>2,887,812</u>
<b>Fund Balance</b>			
Restricted	<u>2,072,047</u>	<u>(2,072,047)</u>	<u>-</u>
<b>Total Fund Balance</b>	<u>2,072,047</u>	<u>(2,072,047)</u>	<u>-</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ 2,072,047</u>		
<b>Net Position</b>			
Investment in Capital Assets		112,188	-
Restricted for:			
Community Redevelopment Projects		<u>2,072,047</u>	<u>2,184,235</u>
<b>Total Net Position</b>		<u>\$ 2,184,235</u>	<u>\$ 2,184,235</u>

See accompanying notes.

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF REVENUES,**  
**EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**SEPTEMBER 30, 2021**

	Special Revenue Fund	Adjustments (Note 2)	Statement of Activities
<b>Revenues</b>			
Other Local Governmental Revenues	\$ 334,343	\$ -	\$ 334,343
TIF Revenue from the City	-	442,250	442,250
Miscellaneous:			
Contributions and Donations	-	-	-
Interest	3,595	-	3,595
Other Sources	-	-	-
<b>Total Revenues</b>	<u>337,938</u>	<u>442,250</u>	<u>780,188</u>
<b>Expenditures</b>			
Current:			
General Government and Administration	156,374	-	156,374
Capital Outlay	72,939	(72,939)	-
Principal Payments	112,188	(112,188)	-
Interest and Fees	85,960	-	85,960
Capital Outlay Contributed to Primary Government	-	72,939	72,939
<b>Total Expenditures</b>	<u>427,461</u>	<u>(112,188)</u>	<u>315,273</u>
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</b>	<u>(89,523)</u>	<u>554,438</u>	<u>464,915</u>
<b>Other Financing Sources (Uses)</b>			
Transfers In - Primary Government	442,250	(442,250)	-
<b>Total Other Financing Sources (Uses)</b>	<u>442,250</u>	<u>(442,250)</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	352,727	112,188	464,915
<b>Fund Balance/Net Position, Beginning of Year</b>	<u>1,719,320</u>	<u>-</u>	<u>1,719,320</u>
<b>Fund Balance/Net Position, End of Year</b>	<u>\$ 2,072,047</u>	<u>\$ 112,188</u>	<u>\$ 2,184,235</u>

See accompanying notes.

**NOTES TO FINANCIAL STATEMENTS  
EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
EUSTIS, FLORIDA**

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

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

**Reporting Entity**

The City of Eustis, Florida (the City) established the Downtown and East Town Redevelopment Agency (the CRA) in November of 1990, by Ordinance No. 90-42 and Part III of Chapter 163 of the Florida Statutes. The purpose of the CRA is to finance and redevelop the City's designated redevelopment areas. The governing body of the CRA is the City Commission (the Commission) and, therefore, the City exercises significant influence over its operations and fiscal management. The CRA is considered a component unit for financial reporting purposes and is included as a blended special revenue fund within the City's overall basic financial statements.

**Financial Statements**

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

Entity-wide financial statements are prepared at the City-wide level by the City and include the CRA. Copies of that report can be obtained from the City's Finance Department.

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

*Government-Wide Financial Statements*

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

*Fund Financial Statements*

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recorded only when payment is due.

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

**NOTES TO FINANCIAL STATEMENTS  
EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
EUSTIS, FLORIDA**

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

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

The CRA reports the general fund as a major governmental fund. The general fund is used to account for all financial resources received by the CRA. The general fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

**Budgetary Requirements**

An annual budget is prepared for all funds of the City, including the CRA. The budget amounts presented in the accompanying financial statements are as originally adopted, or as legally amended, by the Commission during the year ended September 30, 2021. The City Manager is authorized to transfer part or all of an unencumbered appropriation balance between departments within a fund; however, the Commission must approve any amendments that affect the total appropriations of any fund. During 2021, the Commission approved a supplemental budget appropriation to provide for unanticipated requirements of the period. Budget appropriations may not be legally exceeded on a fund basis. The budget is adopted on a basis consistent with generally accepted accounting principles.

**Assets and Net Position**

*Cash and Cash Equivalents*

Cash and cash equivalents include cash on hand and deposits placed only with qualified public depositories.

*Capital Assets*

Capital assets include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items). The CRA's capital assets not financed with CRA debt are considered to be property of the City and, therefore, are included as capital assets in the City's government-wide financial statements. Such capital asset activity for the year ended September 30, 2021, can be found in the City's audited financial statements. As the capital assets are retained by the City, the CRA contributes capital to the general fund for capital outlay related to the CRA's redevelopment and infrastructure projects, except for assets in which the CRA holds financing agreements.

*Nature and Purpose of the Fund Balance*

In the fund financial statements the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors or laws or regulations of other governments, or b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the Commission through an ordinance or resolution are classified as committed fund balances.

**NOTES TO FINANCIAL STATEMENTS**  
**EUSTIS COMMUNITY REDEVELOPMENT AGENCY**  
**EUSTIS, FLORIDA**

Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the Commission. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the general fund.

Unspent TIF revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance, if any, represents fund balance that has not been restricted, committed, or assigned to specific purposes within the general fund.

*Net Position*

The government-wide statements utilized a net position presentation. Restricted net position are unspent TIF revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

**Other Significant Accounting Policies**

*Use of Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

*Payroll Related Expenses and Liabilities*

All functions of the CRA are performed by employees of the City. Payroll activity for the year ended September 30, 2021, can be found in the City's audited financial statements.

*Interest Income*

Interest income resulting from pooling of cash in a master bank account is allocated to the CRA based on its proportionate share.

*Interfund Transfers*

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the fund that is reimbursed. Interfund transactions are reported as transfers on the financial statements.

*Long-Term Obligations*

Long-term obligations, such as bonds and notes, are recorded at the government-wide level for the governmental activities. The amounts payable within one year are classified as non-current liabilities due within one year on the government-wide statement of net position.

**NOTES TO FINANCIAL STATEMENTS  
EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
EUSTIS, FLORIDA**

**Note 2 - Explanation of Certain Differences between the Government-Wide and Fund Financial Statements**

**Statement of Net Position and Governmental Fund Balance Sheet**

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position of governmental activities as reported in the government-wide statement of net position.

**Statement of Activities and Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances**

The governmental fund statement of revenues, expenditures, and changes in fund balance includes a reconciliation between the capital outlay of the governmental fund and the capital outlay contributed to the primary government as reported in the government-wide statement of activities.

**Note 3 - Cash and Cash Equivalents**

At September 30, 2021, the carrying amount of the CRA's cash deposits is \$2,071,916. The City's cash deposits are held by a bank that qualifies as a public depository under the *Florida Security for Public Deposits Act* as required by Chapter 280, Florida Statutes. All deposits are fully insured and collateralized by either the FDIC or Florida's Multiple Financial Institution Collateral Pool. The City maintains an investment policy managing authorized investments. Further information on the City's cash and investments can be found in the notes to the annual financial statements of the City.

**Note 4 - Capital Assets**

Asset activity for the year ended September 30, 2021, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Land	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000

All assets not acquired with CRA debt are transferred to the primary government.

**Note 5 - Long-Term Debt**

Notes outstanding at September 30, 2021 consist of the following:

	<u>10/1/2020 Balance</u>	<u>Additions</u>	<u>Payments</u>	<u>9/30/2021 Balance</u>	<u>Due within One Year</u>
<b>Governmental Activities</b>					
Loan Payable - 2020	\$ 3,000,000	\$ -	\$ (112,188)	\$ 2,887,812	\$ 116,653
	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ (112,188)</u>	<u>\$ 2,887,812</u>	<u>\$ 116,653</u>



**NOTES TO FINANCIAL STATEMENTS  
EUSTIS COMMUNITY REDEVELOPMENT AGENCY  
EUSTIS, FLORIDA**

Debt service to maturity on the CRA's loan agreements is as follows:

<b>Loan Payable – 2021</b>		
<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>
2022	\$ 116,653	\$ 84,468
2023	120,080	48,068
2024	123,579	74,571
2025	2,527,500	70,970
	\$ 2,887,812	\$ 278,077

In September, the CRA obtained a note payable to provide financing in the amount of \$3,000,000 for the purchase of three large land lots located within the downtown district. The five-year loan has a fixed interest rate of 2.875%. Principal and interest payments of \$16,512 will be paid monthly, beginning in October 2020, with a balloon payment in the final year. In the event of default, the lender may sell the collateral investment accounts to pay all amounts due, with proper written notice.

**Note 6 - TIF Revenue**

The CRA is primarily funded through TIF revenue. The revenue is computed by applying the operating tax for the City, Lake County Taxing Authority, and Lake County Water Authority multiplied by the increase in property value of the district over the base year value, minus 5%. The City, Lake County Taxing Authority, and Lake County Water Authority are required to fund this amount annually without regard to tax collections or other obligations.

**REQUIRED SUPPLEMENTARY INFORMATION**

**EUSTIS COMMUNITY REDEVELOPMENT AGENCY**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCE - BUDGET TO ACTUAL**  
**SEPTEMBER 30, 2021**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Intergovernmental:				
Incremental Tax Transfers	\$ 289,000	\$ 289,000	\$ 334,343	\$ 45,343
Miscellaneous:				
Other	100	100	-	(100)
Interest	10,000	10,000	3,595	(6,405)
Sale of Capital Assets	600,000	600,000	-	(600,000)
<b>Total Revenues</b>	<u>899,100</u>	<u>899,100</u>	<u>337,938</u>	<u>(561,162)</u>
<b>Expenditures</b>				
Current:				
General Government:				
Operating	118,043	118,043	70,965	47,078
Capital Outlay	85,000	110,000	26,741	83,259
CRA Projects	137,000	137,000	58,668	78,332
Debt Service:				
Debt Service Principal	112,188	112,188	112,188	-
Debt Service Interest	73,712	73,712	85,960	(12,248)
Capital Outlay	1,000	1,000	72,939	(71,939)
<b>Total Expenditures</b>	<u>(526,943)</u>	<u>(551,943)</u>	<u>(427,461)</u>	<u>124,482</u>
<b>Excess of Revenues Over Expenditures</b>	<u>372,157</u>	<u>347,157</u>	<u>(89,523)</u>	<u>(436,680)</u>
<b>Other Financing Sources (Uses)</b>				
Operating Transfer to Other Funds	441,080	441,080	442,250	1,170
<b>Total Other Financing Sources (Uses)</b>	<u>441,080</u>	<u>441,080</u>	<u>442,250</u>	<u>1,170</u>
<b>Net Change in Fund Balance</b>	813,237	788,237	352,727	(435,510)
<b>Fund Balances, Beginning of Year</b>	<u>1,719,320</u>	<u>1,719,320</u>	<u>1,719,320</u>	<u>-</u>
<b>Fund Balances, End of Year</b>	<u>\$ 2,532,557</u>	<u>\$ 2,507,557</u>	<u>\$ 2,072,047</u>	<u>\$ (435,510)</u>

## **OTHER REPORTS**

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

The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the Eustis Community Redevelopment Agency (the CRA) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the CRA's financial statements and have issued our report thereon dated May 13, 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 auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness on the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

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

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Eustis Community Redevelopment Agency  
Eustis, Florida

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

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial 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 non-compliance 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 City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



May 13, 2022  
Ocala, Florida

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

The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

We have examined the Eustis Community Redevelopment Agency's (the CRA) compliance with the requirements of Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2021, as required by Section 10.556(10)(f), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

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



May 13, 2022  
Ocala, Florida

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

The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

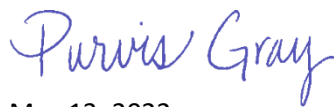
We have examined the Eustis Community Redevelopment Agency's (the CRA) compliance with the requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2021, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

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



May 13, 2022  
Ocala, Florida

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## MANAGEMENT LETTER

The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

### Report on the Financial Statements

We have audited the financial statements of the Eustis Community Redevelopment Agency (the CRA) as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated May 13, 2022.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated May 13, 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 annual financial audit report. There were no findings and recommendations made in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government be disclosed in the Management Letter, unless disclosed in the notes to the financial statements (see Note 1 of the CRA's financial statements as of and for the year ended September 30, 2020, for this information).

### Financial Condition and Management

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

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## MANAGEMENT LETTER

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

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In our Management Letter for the City of Eustis (the City), the primary government associated with the CRA, we included Management Letter Comment 2020-1 titled Period End Closing Routine and 2021-1 Information Technology General Controls, which has partial applicability to the CRA. We also identified the following matter related to the CRA:

- **2021-1 CRA Budget:** The Auditor General Compliance Supplement, Section 163.387(6)(b), Florida Statutes, requires the CRA Board of Directors to provide the adopted budget to the county which the CRA is located within 10 days of adoption. The adopted budget and amendments were provided to the County during the year, but not within the required 10 days of adoption. We recommend that the City develop a process after the adoption of the CRA budget that it is then timely sent to the county.

### 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 determined that all special district component units provided the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

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 the following information that was not subject to auditing procedures:

- The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 0.
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$0.

The Eustis City Commission  
Eustis Community Redevelopment Agency  
Eustis, Florida

## MANAGEMENT LETTER

### **Additional Matters**

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

### **Purpose of this Letter**

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



May 13, 2022  
Ocala, Florida



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

May 13, 2021

City Commissioners  
City of Eustis  
Eustis, Florida 32726

This report contains the City's written response to the auditor's Management Letter Comments, as required by Chapter 10.554(1)(i) of the Rules of the Auditor General of the State of Florida, relating to the last audit of the City of Eustis (CRA), Florida, for the year ended September 30, 2021.

## Current Year Comments:

### 2020-1 CRA Budget:

The Auditor General Compliance Supplement, Section 163.387 (6)(b), Florida Statutes, requires the CRA Board of Directors to provide the adopted budget to the county which the CRA is located within 10 days of adoption. The adopted budget and amendments were provided to the County during the year, but not within the required 10 days of adoption. We recommend that the City develop a process after the adoption of the CRA budget that it is then timely sent to the county.

## City's Response:

The CRA Board of Directors will submit the adopted City (CRA) FY 2022-23 budget within 10 days of adoption to the Lake County, to comply with Section 163.387 (6)(b), Florida Statutes. The budget submission procedure will be developed by the City management.

Respectfully submitted,

Tom Carrino, City Manager

Nailya Harnisch, Deputy Finance Director  
(in the absence of Finance Director)

CC: Purvis Gray & Company, City Auditors  
Auditor General, State of Florida