

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)**

**FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

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## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

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Board of Directors  
Community Redevelopment Agency of the City of Winter Haven  
Winter Haven, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and major fund (the "General Fund") of the Community Redevelopment Agency of the City of Winter Haven (the "CRA"), a component unit of the City of Winter Haven, Florida, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and major fund (the "General Fund") of the CRA, as of September 30, 2023, and the respective changes in financial position and budgetary comparison for the General Fund 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. 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 CRA 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.

#### ***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 CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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***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 generally accepted auditing standards 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 CRA'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 CRA'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 on pages 4 through 9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, 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.



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**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the CRA's basic financial statements. The accompanying combining fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2024, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Mauldin & Jenkins, LLC". The signature is written in black ink and is positioned to the right of the main text block.

Bradenton, Florida  
March 25, 2024

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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2023**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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As management of the Community Redevelopment Agency of the City of Winter Haven, Florida (the "CRA"), we offer the readers of the CRA's basic financial statements this narrative overview and analysis of the financial activities of the CRA for the year ended September 30, 2023. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

The Community Redevelopment Agency of the City of Winter Haven, established in 2000, fosters and promotes community redevelopment activities in two designated districts: Downtown and Florence Villa. The CRA is a "special district" under Florida Statute. Activities of the CRA are detailed in redevelopment plans customized for each district and include:

- Infrastructure Improvements
- Streetscaping or Beautification
- Affordable Housing
- Recreation and Park Facility Improvements
- Economic Development
- Transportation
- Neighborhood Enhancement

The CRA is operated by a Board of Directors, including the five current City Commissioners and two City residents. The Board receives input from two advisory committees, one for each district.

The CRA is primarily funded through Tax Increment Financing (TIF), a process of capturing property tax revenues that would normally go to Polk County and the City. TIF funds are deposited into a Redevelopment Trust Fund that can then be spent on specific projects or used to leverage additional financing for larger projects.

#### **Financial Highlights**

- The assets of the CRA exceeds its liabilities as of September 30, 2023 by \$3,495,382 (Net Position).
- The CRA's total assets as of September 30, 2023 were \$4,023,825.
- The CRA's total revenue was \$3,853,203 consisting primarily of CRA Incremental Tax Revenue.
- The CRA's total expenses came to \$3,226,944.
- The increase in net position was \$626,259.

#### **Overview of Financial Statements**

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise three components: government-wide financial statements, fund financial statements, and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
FOR THE YEAR ENDED SEPTEMBER 30, 2023  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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**Government-Wide Financial Statements**

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

- Statement of Net Position – reports the CRA's assets, deferred outflow of resources, liabilities, deferred inflows of resources and net position at the end of the fiscal year and provides information about the nature and amounts of investment of resources and obligations to creditors.
- Statement of Activities – reports the results of activity over the course of the fiscal year. It details the costs associated with operating the CRA and how those costs were funded. It also provides an explanation of the change in net position from the previous fiscal year-end to the current fiscal year-end.
- The basic financial statements also include notes that provide required disclosures and other information necessary to gather the full meaning of the material presented in the statements.
- The analysis of net position, revenue, and expenses are detailed and provide a comprehensive portrayal of financial conditions and related trends. The analysis includes all assets and liabilities using the accrual basis of accounting. Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenue and expenses when earned or incurred regardless of when cash is received or paid.

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

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

**Fund Financial Statements**

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

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
FOR THE YEAR ENDED SEPTEMBER 30, 2023  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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

**Notes to the Financial Statements**

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

**Government-Wide Financial Analysis**

The table below presents a summary of net position as of September 30, 2023 and 2022 derived from the government-wide statement of net position:

<b>Statement of Net Position</b>			
	2023	2022	Change
<b>Assets</b>			
Current and other assets	\$ 4,023,825	\$ 2,931,114	\$ 1,092,711
<b>Liabilities</b>			
Current and other liabilities	522,967	61,991	460,976
Long-term liabilities	5,476	-	5,476
Total liabilities	<u>528,443</u>	<u>61,991</u>	<u>466,452</u>
<b>Net position</b>			
Restricted	3,495,382	2,869,123	626,259
Total net position	<u>\$ 3,495,382</u>	<u>\$ 2,869,123</u>	<u>\$ 626,259</u>

Assets increased \$1,092,711 from the prior year, while liabilities increased by \$466,452 from the prior year. There was an increase in net position of \$626,259 in the current year.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
FOR THE YEAR ENDED SEPTEMBER 30, 2023  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

The table below presents a summary of changes in net position for the years ended September 30, 2023 and 2022 as derived from the government-wide statement of activities:

<b>Statement of Activities</b>			
	2023	2022	Change
<b>Revenues</b>			
Taxes	\$ 3,671,749	\$ 2,883,557	\$ 788,192
Intergovernmental	3,500	40,000	(36,500)
Investment income	168,354	24,091	144,263
Rents	9,600	7,500	2,100
Total revenues	3,853,203	2,955,148	898,055
<b>Expenses</b>			
Economic environment	3,226,944	2,422,239	804,705
Total expenses	3,226,944	2,422,239	804,705
Change in net position	626,259	532,909	93,350
Beginning net position, restated	2,869,123	2,336,214	532,909
Ending net position	\$ 3,495,382	\$ 2,869,123	\$ 626,259

In fiscal year 2023, total revenue was \$3,853,203, while total expenses were \$3,226,944. This resulted in a positive change in net position of \$626,259.

The taxable value of property located within the two CRA Districts increased \$50,389,633 in fiscal year 2023 resulting in Ad Valorem proceeds increasing \$788,192 over the previous year. Intergovernmental revenues decreased \$36,500 while other miscellaneous revenues increased \$146,363 for a total fiscal year 2022 revenue increase of \$898,055.

Expenses increased \$804,705 in fiscal year 2023 due largely to increased expenses for contributions toward the City of Winter Haven's (the "City") capital projects, increased contributions to the City's debt service, and other expenses. A comparison of expenses by category is as follows:

	2023	2022	Change
Contributions to the City's capital projects	\$ 1,434,590	\$ 662,100	\$ 772,490
Economic development	334,330	80,730	253,600
Contributions to the City's debt service	880,660	871,488	9,172
Other	577,364	807,921	(230,557)
Total expenses	\$ 3,226,944	\$ 2,422,239	\$ 804,705

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
FOR THE YEAR ENDED SEPTEMBER 30, 2023  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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**Governmental Fund Financial Analysis**

**General Fund**

The General Fund reported ending fund balance of \$3,500,858, an increase of \$631,735 over the prior year. The fund balance consists of \$319 in nonspendable for prepaid items, and the remaining \$3,500,539 is restricted for community redevelopment. The changes in General Fund activity are discussed in the government-wide analysis above.

Recent projects and grants include the following:

**Downtown CRA District**

**Economic Development**

20 on 2nd LLC	\$	30,705
Physicans Partnership		17,501
Rain Dance SPE, LLC		210,677
Central Ave Library		14,532
Ave F SW, LLC		1,490
750 Ave C SW, LLC		20,894
Venue 650, LLC		429
First Street North (Bond Clinic)		37,850
Six/Tne, LLC		19
Joe Bogdahn		233
Total	\$	334,330

**Capital Expenditures**

Dog Park Project	\$	92,062
Dog Park Lighting Detection Software		21,000
GEM Electric Vehisle		10,000
Joyce B. Davis Park		25,356
Joyce B. Davis Park Downtown		1,091,260
K9 Courtyard Design		6,900
Lake Silver Amphitheater		15,760
Magnolia Ave/3rd St - Redesign		40,870
Total	\$	1,303,208

**Grants**

Façade/Sidewalk Grants	\$	40,521
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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
FOR THE YEAR ENDED SEPTEMBER 30, 2023  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

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**General Fund Budgetary Highlights**

The General Fund budget to actual statement is presented in the basic financial statements. The schedule shows the original adopted budget, the final budget, actual results, and the positive or negative variance between the final budget and actual results. After the original budget is approved, it may be amended for various reasons such as unanticipated revenues, unforeseen expenditures, or new grant awards. There were no amendments to the budget in the current year.

- The actual net change in the fund balance of the General Fund compared to the final budget was a positive variance of \$2,766,544.
- General Fund revenues were \$99,253 more than the final budgeted amount.
- Actual expenditures in the General Fund were \$2,667,291 less than the final budget. Significant variances are due to other projects that were budgeted but did not occur or were not completed in the current year.

**Long-Term Liabilities**

**Long-term liabilities.** As of year-end, the CRA had \$5,476 in long-term debt for compensated absences. Additional information can be found in Note 3 Long-Term Liabilities.

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

The Community Redevelopment Agency of the City of Winter Haven, Florida (CRA) is reported as a blended component unit of the City of Winter Haven. Its annual budget was approved on September 25, 2023. The following factors were considered in preparing the CRA's budget for the 2023 fiscal year:

- The City of Winter Haven is the 66<sup>th</sup> largest city in Florida, and the second largest city (17 cities total) in Polk County.
- The City of Winter Haven is currently growing at a rate of 3.87% and its population has increased by 17.5% since 2020.
- Property values are forecast to increase by 12% in fiscal year 2023.

**Requests for Information**

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

Colleen (CJ) Scott, CPA, CGFO, CPM Finance Director  
Community Redevelopment Agency of the City of Winter Haven, Florida  
551 Third St NW  
Winter Haven, Florida 33881



**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**

**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2023**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and investments	\$ 4,019,554
Accounts receivable, net	3,952
Prepaid items	319
Total assets	<u>4,023,825</u>
<b>LIABILITIES</b>	
Current liabilities	
Accounts payable	511,241
Accrued liabilities	4,064
Unearned revenue	7,662
Noncurrent liabilities	
Due within one year	548
Due in more than one year	4,928
Total liabilities	<u>528,443</u>
<b>NET POSITION</b>	
Restricted	3,495,382
Total net position	<u>\$ 3,495,382</u>

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)**

**STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<b>Functions/programs</b>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental activities				
Economic environment	\$ 3,226,944	\$ -	\$ -	\$ (3,226,944)
Total governmental activities	<u>\$ 3,226,944</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(3,226,944)</u>
General revenues				
Property taxes				
3,671,749				
Intergovernmental revenue (not restricted to specific programs)				
3,500				
Unrestricted investment earnings				
168,354				
Other				
<u>9,600</u>				
Total general revenues				
<u>3,853,203</u>				
Change in net position				
626,259				
Net position, beginning				
<u>2,869,123</u>				
Net position, ending				
<u>\$ 3,495,382</u>				

**The accompanying notes are an integral part of the financial statements.**

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**

**BALANCE SHEET – GENERAL FUND**  
**SEPTEMBER 30, 2023**

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**ASSETS**

Cash	\$ 4,019,554
Accounts receivable	3,952
Prepaid items	319
Total assets	<u>4,023,825</u>

**LIABILITIES AND FUND BALANCE**

Liabilities

Accounts payable	511,241
Accrued liabilities	4,064
Unearned revenue	7,662
Total liabilities	<u>522,967</u>

Fund balance

Nonspendable	319
Restricted for:	
Community redevelopment	3,500,539
Total fund balance	<u>3,500,858</u>

Total liabilities and fund balance	<u>\$ 4,023,825</u>
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**The accompanying notes are an integral part of the financial statements.**

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**RECONCILIATION OF BALANCE SHEET - GENERAL FUND**  
**TO THE STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2023**

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Total fund balance, General Fund	\$ 3,500,858
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Amounts reported for the governmental activities in the statement of net position are different because:

Long-term liabilities are not due and payable in the current period and therefore are not reported in the General Fund.

Compensated absences	<u>(5,476)</u>
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Total net position, governmental activities	<u><u>\$ 3,495,382</u></u>
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**The accompanying notes are an integral part of the financial statements.**

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCE – GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<b>Revenues</b>		
Taxes		\$ 3,671,749
Intergovernmental		3,500
Rents		9,600
Investment earnings		168,354
Total revenues		3,853,203
<b>Expenditures</b>		
Current		
Economic environment:		
Downtown CRA		2,972,439
Florence Villa CRA		249,029
Total expenditures		3,221,468
Change in fund balances		631,735
<b>Fund balances, beginning</b>		2,869,123
<b>Fund balances, ending</b>		\$ 3,500,858

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – GENERAL FUND TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

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

Net change in fund balance, General Fund	\$	631,735
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The increase in certain accrued liabilities reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as expenditures in the General Fund.

Net change in compensated absences	(5,476)	(5,476)
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Change in net position of governmental activities	\$	626,259
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**The accompanying notes are an integral part of the financial statements.**

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET (GAAP BASIS) AND ACTUAL – GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Original Budget	Final Budget	Actual Amount	Variance With Final Budget Positive (Negative)
<b>Revenues</b>				
Taxes	\$ 3,740,950	\$ 3,740,950	\$ 3,671,749	\$ (69,201)
Intergovernmental	-	-	3,500	3,500
Rents	7,500	7,500	9,600	2,100
Investment earnings	5,500	5,500	168,354	162,854
Total revenues	<u>3,753,950</u>	<u>3,753,950</u>	<u>3,853,203</u>	<u>99,253</u>
<b>Expenditures</b>				
Current				
Economic environment:				
Downtown CRA:				
Personnel expenditures	168,579	168,579	124,071	44,508
Operating expenditures	93,550	93,550	87,868	5,682
Capital projects	2,618,331	2,618,331	1,303,208	1,315,123
Economic development	578,900	578,900	334,330	244,570
Payments to the city General Fund	880,660	880,660	880,660	-
Payments to the city dark fiber fund	12,600	12,600	12,600	-
Other	187,513	187,513	229,702	(42,189)
Florence Villa CRA:				
Personnel expenditures	103,359	103,359	20,824	82,535
Operating expenditures	20,750	20,750	3,289	17,461
Capital projects	1,062,904	1,062,904	-	1,062,904
Payments to the city General Fund	114,582	114,582	114,582	-
Payments to the city dark fiber fund	4,200	4,200	4,200	-
Other	42,831	42,831	106,134	(63,303)
Total expenditures	<u>5,888,759</u>	<u>5,888,759</u>	<u>3,221,468</u>	<u>2,667,291</u>
Change in fund balances	(2,134,809)	(2,134,809)	631,735	2,766,544
<b>Fund balances, beginning</b>	<u>2,869,123</u>	<u>2,869,123</u>	<u>2,869,123</u>	<u>-</u>
<b>Fund balances, ending</b>	<u>\$ 734,314</u>	<u>\$ 734,314</u>	<u>\$ 3,500,858</u>	<u>\$ 2,766,544</u>

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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

The Community Redevelopment Agency of the City of Winter Haven, Florida (the "CRA"), a component unit of the City of Winter Haven (the "City"), was established by City Resolution No. R-00-7 on March 13, 2000, as authorized by Chapter 163, Florida Statutes, to grow and develop the City of Winter Haven. Its mission is to prevent and eliminate slum and blighted conditions within the community and to foster and promote community redevelopment activities in two designated areas: Downtown and Florence Villa. The CRA is governed by a Board of seven members, including the five current City of Winter Haven City Commissioners and two City residents. Management of the City has operational responsibility for the CRA. The CRA is considered to be a blended component unit in the City's Annual Comprehensive Financial Report.

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

**Basis of Presentation**

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

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

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

---

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

**Government-Wide and Fund Financial Statements**

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

Separate financial information is provided for the governmental fund.

**Measurement Focus and Basis of Accounting**

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

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

**Budgets and Budgetary Data**

The following are the procedures in establishing the budget:

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

Formal budgetary integration is employed as a management control device during the year for all governmental fund types. The budget for the General Fund is adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP). The level of budgetary control for the CRA's revenues and expenditures is set at the fund level of the CRA's respective districts, Downtown and Florence Villa. All appropriations lapse at the close of the fiscal year.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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

**Incremental Property Tax Revenue**

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

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

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

**Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaids are expensed during the periods benefited.

**Compensated Absences**

The CRA records the "vested" portion of accumulated unused compensated absences at each year-end based on each employee's accumulated unused hours and rate of pay, plus certain salary-related fringe benefits. All accumulated unused compensated absences are accrued when incurred in the general fund. A liability for these amounts is normally reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

**Fund Balances**

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

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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

**Fund Balances (Continued)**

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

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

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

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

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

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

**Net Position**

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

**Use of Estimates**

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 2. DEPOSITS AND INVESTMENTS**

Cash and cash equivalents as of September 30, 2023 consisted of:

Deposits	\$ 1,137,751
Investments	<u>2,881,803</u>
Total	<u>\$ 4,019,554</u>

Custodial Credit Risk is defined as the risk that, in the event of failure of the counterparty, the CRA will not be able to recover the value of its deposits and securities that are in the possession of an outside party. Bank balances of the CRA's deposits at September 30, 2023 were \$1,137,751.

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

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

Throughout the year and as of September 30, 2023, Florida PRIME contained certain floating and adjustable rate securities. These investments represented 30.9% of Florida PRIME's portfolio at September 30, 2023.

Florida PRIME meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost, as a cash equivalent. The dollar weighted average days to maturity (WAM) of Florida PRIME as of September 30, 2023 was 21 days. Next interest rate reset dates for floating securities are used in the calculation of the WAM. The weighted average life (WAL) of the Florida PRIME at September 30, 2023 was 75 days. Investments in Florida PRIME must carry an "AAAm" rating from Standard and Poor's. On September 30, 2023, Standard and Poor's Ratings Services assigned the Florida PRIME an "AAAm" principal stability funding rating.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)  
SEPTEMBER 30, 2023  
NOTES TO FINANCIAL STATEMENTS**

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

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

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

**NOTE 3. LONG-TERM LIABILITIES**

The following is a summary of long-term liabilities for the year ended September 30, 2023:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b><u>Governmental Activities:</u></b>					
Compensated absences	\$ -	\$ 5,476	\$ -	\$ 5,476	\$ 548
Total governmental activities long-term liabilities	<u>\$ -</u>	<u>\$ 5,476</u>	<u>\$ -</u>	<u>\$ 5,476</u>	<u>\$ 548</u>

**NOTE 4. RISK MANAGEMENT**

The CRA is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. To protect against this risk the CRA has purchased commercial insurance policies. The CRA is liable for deductibles on certain coverage. Insurance settlements have not exceeded insurance coverage in any of the three prior fiscal years.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 5. TAX ABATEMENTS**

The CRA determined that it is desirable to facilitate redevelopment opportunities within the Florence Villa and Downtown Community Redevelopment Areas of the City through tax increment rebatement and other incentives. The development incentives are consistent with the Community Redevelopment Plans for the two CRA areas and are in compliance with Florida State Statutes 163, Part III and 163.370(1)(d), Resolution R-00-19. A Summary description of the incentives available is as follows:

**Real Estate Development Accelerator (REDA)** – This incentive targets large-scale development projects that enhance the economic diversity of the Florence Villa Community Redevelopment and/or Downtown Community Redevelopment Areas and are anticipated to increase, by \$5 million or more, the ad valorem Taxable Value within the Florence Villa Community Redevelopment and/or Downtown Community Redevelopment Areas. This incentive can be utilized in the form of a land purchase price mark-down, tax increment financing rebates or similar types of assistance. Each project is negotiated on an individual basis.

**Real Estate Development Accelerator II (REDA II)** – This incentive is for large-scale development projects that enhance the economic diversity of the Florence Villa and/or Downtown Community Redevelopment Areas and are anticipated to increase the ad valorem Taxable Value of the subject site by \$15 million or more. This incentive can be utilized in the form of land mark-down, infrastructure improvements, tax increment financing rebates or similar types of assistance. Each project is negotiated on an individual basis.

**Housing Investment Program (HIP)** – This incentive targets developers of new housing units, renovations of existing housing units that increase the taxable value of the project by at least 100%, and for sale/for rent residential projects investing at least \$2 million dollars. Projects could qualify for a \$10,000 per unit incentive for market-rate housing. Developers are given the choice of A or B below, plus the option of the Smart City Bonus:

- A. Reimbursement not to exceed \$10,000 per units from the project's actual tax increment; or
- B. Reimbursement of up to 80% of the project's actual tax increment for years 1-5 and reimbursement of 70% of the project's actual tax increment for years 6-15; and Smart City Bonus: Both A. and B. above could also receive \$1,500 per unit grant upon completion of construction when the project includes three or more approved Smart City technologies as provided by the Smart City Advisory Committee or City Staff.

**Facade and Exterior Improvement Program (for Developers)** – A reimbursement program which provides reimbursement of up to 50% of the cost of facade improvements. The maximum reimbursement is \$25,000.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 5. TAX ABATEMENTS (CONTINUED)**

**Commercial Redevelopment** – Redevelopment of existing commercial buildings within the Downtown Community Redevelopment and/or Florence Villa Community Redevelopment Areas that will increase the ad valorem taxable value by at least 100%. A factor in qualifying for this incentive is the degree to which the project retains authentic character and appearance deemed desirable. Qualifying projects may be eligible for a rebate of 50% of the tax increment created by the renovation for up to ten years.

**Capital Improvement Grant Program** – Annual reimbursement of tax increment revenue, up to 50% of the previous year annual "interest only" portion on the principal amount of a loan obtained for rehabilitation or renovation of a project located in the Downtown Community Redevelopment and/or Florence Villa Community Redevelopment Areas. Amortized points, fees and closing costs are not reimbursable. Loans from participating lenders would be based on the lower of the prime rate or actual loan interest rate. The maximum reimbursement is based on the annual amount of tax increment revenue actually received by the City and/or CRA from the project.

At the conclusion of fiscal year 2023, the following economic incentive agreements were outstanding:

**1. Physician's Partnership**

A December 9, 2013 development agreement with Physician's Partnership for the development of a 11,440 square foot medical office building located in the Downtown CRA District. Physicians Partnership annually receives 100% of the County's tax increment paid on this structure. The payments will be continued until \$239,107 has been amortized. The City made incentive payments totaling \$17,501 in the current fiscal year.

**2. First Street North LLC**

This agreement approved by the City Commission in March 2017 will rebate 60% of the annual tax increment actually received by the City for a period of ten years. The incentive was approved for the construction of a Bond Clinic facility on First Street North. The City made incentive payments totaling \$37,850 in the current fiscal year.

**3. Six-Ten Development Agreement**

The Six-Ten Corporation plans to build 128 market rate apartments in four downtown locations with an investment of \$21 million. Six-Ten will be due a tax rebate of up to \$5,000 per unit. The City made payments totaling \$30,705 in the current fiscal year.



**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 5. TAX ABATEMENTS (CONTINUED)**

**4. Dundee Self Storage LLC**

Resolution R-16-01 entitles Dundee Self Storage to a rebate of 50% of the actual façade improvements at 335 Magnolia Avenue, up to \$15,000. The annual rebate will continue for ten years, or for as long as the CRA exists, but shall not exceed 100% of the actual tax increment revenue generated from the improvements. This agreement was approved by the City Commission in October 2017. The City made payments of \$429 in the current fiscal year.

**5. Central South, LLC**

Resolution R-16-01 entitles Central South, LLC to a rebate of 50% of the actual façade improvements at 150 3<sup>rd</sup> Street SW, up to \$15,000. The annual rebate will continue for ten years, or for as long as the CRA exists, but shall not exceed 100% of the actual tax increment revenue generated from the improvements. This agreement was approved by the City Commission in June 2020. The City made payments of \$233 in the current fiscal year.

**6. RainDance Development Agreement**

RainDance, LLC plans to build 105 multi-family units on 10.5 lots in the Overstreet Subdivision. Rain Dance will be due a tax rebate of up to \$5,000 per unit. The City made no payments in the current fiscal year. The first rebate will commence next fiscal year.

**7. 750 Avenue C SW, LLC Development Agreement**

750 Avenue C SW, LLC plans to build 15 multi-family units at 450 Avenue C SW, in the Downtown CRA District. 750 Avenue C SW will be due a tax rebate of up to \$5,000 per unit. The City made payments of \$20,894 in the current fiscal year.

**8. Winter Haven, FL 0721 LLC**

This agreement approved by the City Commission in September 2021 will rebate 90% of the annual tax increment actually received by the City for a period of ten years, and an additional development incentive of \$1,759 per room for three years. The incentive was approved for the construction of a six-story hotel with approximately 108 rooms on five parcels within the Downtown CRA district. The City made no payments in the current fiscal year.

**9. Ave F SW LLC**

Resolution R-21-01 entitles Ave F SW to a rebate of 50% of the actual façade improvements to redevelop seven lots on 212 Ave F SW, up to \$15,000. The annual rebate will continue for ten years, or for as long as the CRA exists, but shall not exceed 100% of the actual tax increment revenue generated from the improvements. This agreement was approved by the City Commission in September 2021. The City made payments of \$ 1,490 in the current fiscal year.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 5. TAX ABATEMENTS (CONTINUED)**

**10. Six-Ten LLC**

Resolution R-16-01 entitles Six-Ten to a rebate of 50% of the actual façade improvements at 543 Avenue B SW, up to \$15,000. The annual rebate will continue for ten years, or for as long as the CRA exists, but shall not exceed 100% of the actual tax increment revenue generated from the improvements. This agreement was approved by the City Commission in March 2021. The City made no payments in the current fiscal year.

**11. Six-Ten LLC**

Resolution R-16-01 entitles Six-Ten to a rebate of 50% of the actual façade improvements at 140 6<sup>th</sup> Street SW, up to \$15,000. The annual rebate will continue for ten years, or for as long as the CRA exists, but shall not exceed 100% of the actual tax increment revenue generated from the improvements. This agreement was approved by the City Commission in March 2021. The City made payments of \$20 in the current fiscal year.

**12. Onicx Group LLC**

This agreement approved by City Commission in October 2021 will rebate 90% of the annual tax increment received by the City. The incentive was approved for the construction of a 130 room Residence Inn by Marriott and up to 10,000, but not limited to 6,000 square feet of new activated ground floor retail and restaurant space. The City made no payments in the current fiscal year.

**13. Benge Development PMF Lake Idyl, LLC Agreement**

Benge Development PMF Lake Idyl, LLC plans to build 96 multifamily units at the corner of MLK Blvd. and 11<sup>th</sup> Street NE, in the Florence Villa District. Benge Development PMF Lake Idyl, LLC will be due a tax rebate of up to \$10,000 per unit. The City made no payments in the current fiscal year.

**14. Katina Campbell Agreement**

This agreement was approved by the City Commission September 14, 2021. Katina Campbell plans to construct not more than five multi-family units upon two parcels within the Florence Villa Community Redevelopment Area. Ms. Campbell will receive \$10,000 per unit constructed tax increment rebate. The project is currently under construction. The City made no payment in the current fiscal year.

**15. 1150 WHG LLC Agreement**

This agreement was approved by the City Commission on November 14<sup>th</sup>, 2022. 1150 WHG LLC is redeveloping a former motel into a 211 unit multi-family project. 1150 WHG LLC will receive \$10,000 per unit tax rebate incentives plus the Smart City Bonus. The project is currently under construction. The City made no payment in the current fiscal year.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**SEPTEMBER 30, 2023**  
**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 5. TAX ABATEMENTS (CONTINUED)**

**16. Brett and Erin Cranmer Agreement**

This agreement was approved by the City Commission on March 13<sup>th</sup>, 2023. Brett and Eric Cranmer are developing two residential rental units upon a property within the Downtown Community Redevelopment Area. They will receive \$10,000 per unit tax increment financing upon completion of the project. The City made no payment in the current fiscal year.

**17. The Breeze Winter Haven, LLC Agreement**

This agreement was approved by the City Commission on June 12<sup>th</sup>, 2023. The Breeze Winter Haven, LLC plans to develop 102 units of multi-family within the Downtown Community Redevelopment Area. They will receive 90% of the tax increment for 20 years. The project is currently under construction. The City made no payment in the current fiscal year.

**NOTE 6. CONTINGENT LIABILITIES**

The CRA receives revenues from various federal grants. These grants are for specific purposes and are subject to review and audit by the grantor agencies. Such audits could result in disallowed expenditures under the terms of the grants. Based upon prior experience, CRA management believes such disallowances, if any, would be immaterial.

**NOTE 7. SUBSEQUENT EVENTS**

The CRA has evaluated all subsequent events through March 25, 2024 the date the financial statements were available to be issued.

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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN  
(A Component Unit of the City of Winter Haven, Florida)**

**COMBINING BALANCE SHEET – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Downtown Community Redevelopment Area	Florence Villa Community Redevelopment Area	Total
<b>ASSETS</b>			
Cash	\$ 2,879,324	\$ 1,140,230	\$ 4,019,554
Accounts receivable	3,952	-	3,952
Prepaid items	168	151	319
Total assets	<u>2,883,444</u>	<u>1,140,381</u>	<u>4,023,825</u>
<b>LIABILITIES AND FUND BALANCE</b>			
Liabilities			
Accounts payable	511,241	-	511,241
Accrued liabilities	3,731	333	4,064
Unearned revenue	7,662	-	7,662
Total liabilities	<u>522,634</u>	<u>333</u>	<u>522,967</u>
Fund balance			
Nonspendable	168	151	319
Restricted for:			
Community redevelopment	<u>2,360,642</u>	<u>1,139,897</u>	<u>3,500,539</u>
Total fund balance	<u>2,360,810</u>	<u>1,140,048</u>	<u>3,500,858</u>
Total liabilities and fund balance	<u>\$ 2,883,444</u>	<u>\$ 1,140,381</u>	<u>\$ 4,023,825</u>

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF WINTER HAVEN**  
**(A Component Unit of the City of Winter Haven, Florida)**  
**COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Downtown Community Redevelopment Area	Florence Villa Community Redevelopment Area	Total
<b>REVENUES</b>			
Property taxes	\$ 2,853,846	\$ 817,903	\$ 3,671,749
Intergovernmental	3,500	-	3,500
Rents	9,600	-	9,600
Investment earnings	142,936	25,418	168,354
Total revenues	<u>3,009,882</u>	<u>843,321</u>	<u>3,853,203</u>
<b>EXPENDITURES</b>			
Current			
Economic environment:			
Personnel expenditures	124,071	20,824	144,895
Operating expenditures	87,868	3,289	91,157
Capital projects	1,303,208	-	1,303,208
Economic development	334,330	-	334,330
Payments to the city General Fund	880,660	114,582	995,242
Payments to the city dark fiber fund	12,600	4,200	16,800
Other	229,702	106,134	335,836
Total expenditures	<u>2,972,439</u>	<u>249,029</u>	<u>3,221,468</u>
Net change in fund balance	37,443	594,292	631,735
<b>Fund balance, beginning</b>	<u>2,323,367</u>	<u>545,756</u>	<u>2,869,123</u>
<b>Fund balance, ending</b>	<u>\$ 2,360,810</u>	<u>\$ 1,140,048</u>	<u>\$ 3,500,858</u>

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

## **OTHER REPORTS**

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**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**

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Board of Directors  
Community Redevelopment Agency of the City of Winter Haven  
Winter Haven, 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 major fund of the Community Redevelopment Agency of the City of Winter Haven (the "CRA"), (a component unit of the City of Winter Haven, Florida), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated March 25, 2024.

**Report on Internal Control Over Financial Reporting**

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

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

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

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## Report on Compliance and Other Matters

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

## Purpose of this Report

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

*Mauldin & Jenkins, LLC*

Bradenton, Florida  
March 25, 2024

## INDEPENDENT AUDITOR'S MANAGEMENT LETTER

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Board of Directors  
Community Redevelopment Agency of the City of Winter Haven  
Winter Haven, Florida

### Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency of the City of Winter Haven (the "CRA"), (a component unit of the City of Winter Haven, Florida) as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 25, 2024.

### 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 Standard* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 25, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding annual financial report requiring correction.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The CRA has made these disclosures in the notes to the financial statements. There are no component units.

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## 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 to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

## Specific Information

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

- a. The total number of CRA employees compensated in the last pay period of the CRA's fiscal year as: 0.9 people (1 at 15%, 1 at 49%, 1 at 5% and 1 at 21%).
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year as: Three.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$106,293.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as: \$1,322,009.
- e. Each construction project with a total cost of at least \$65,000 approved by the CRA that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
  - Sidewalk Café Construction - \$600,000
  - Joyce B. Davis. Park & 5<sup>th</sup> Street Sidewalks - \$1,200,000
  - Avenue C NW Lighting - \$100,000
  - Magnolia Roundabout Design - \$150,000
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the CRA amends a final adopted budget under Section 189.016(6), Florida Statutes, as: See page 12 of the financial statements.

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**Additional Matters**

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

*Mauldin & Jenkins, LLC*

Bradenton, Florida  
March 25, 2024

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## INDEPENDENT ACCOUNTANT'S REPORT

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Board of Directors  
Community Redevelopment Agency of the City of Winter Haven  
Winter Haven, Florida

We have examined the Community Redevelopment Agency of the City of Winter Haven (the "CRA"), (a component unit of the City of Winter Haven, Florida) compliance with Sections 218.415, 163.387(6), and 163.387(7) Florida Statutes, during the year ended September 30, 2024. Management of the CRA is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

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

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

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



Bradenton, Florida  
March 25, 2024

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