

# ANNUAL FINANCIAL REPORT



## Winter Park Community Redevelopment Agency For The Year Ended September 30, 2023

Prepared by the Finance Department

# **INTRODUCTORY SECTION**

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**September 30, 2023**

**City Commission**

**MAYOR**

**Phillip M. Anderson**

**VICE MAYOR**

**Sheila G. DeCiccio**

**COMMISSIONERS**

**Kristopher M. Cruzada**

**Marty Sullivan**

**Todd C. Weaver**

**ORANGE COUNTY  
REPRESENTATIVE**

**Hal George**

# Winter Park Community Redevelopment Agency

## Annual Financial Report For the Fiscal Year Ended September 30, 2023

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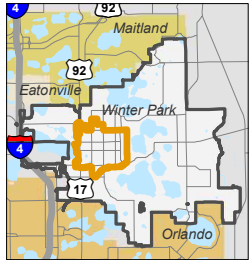
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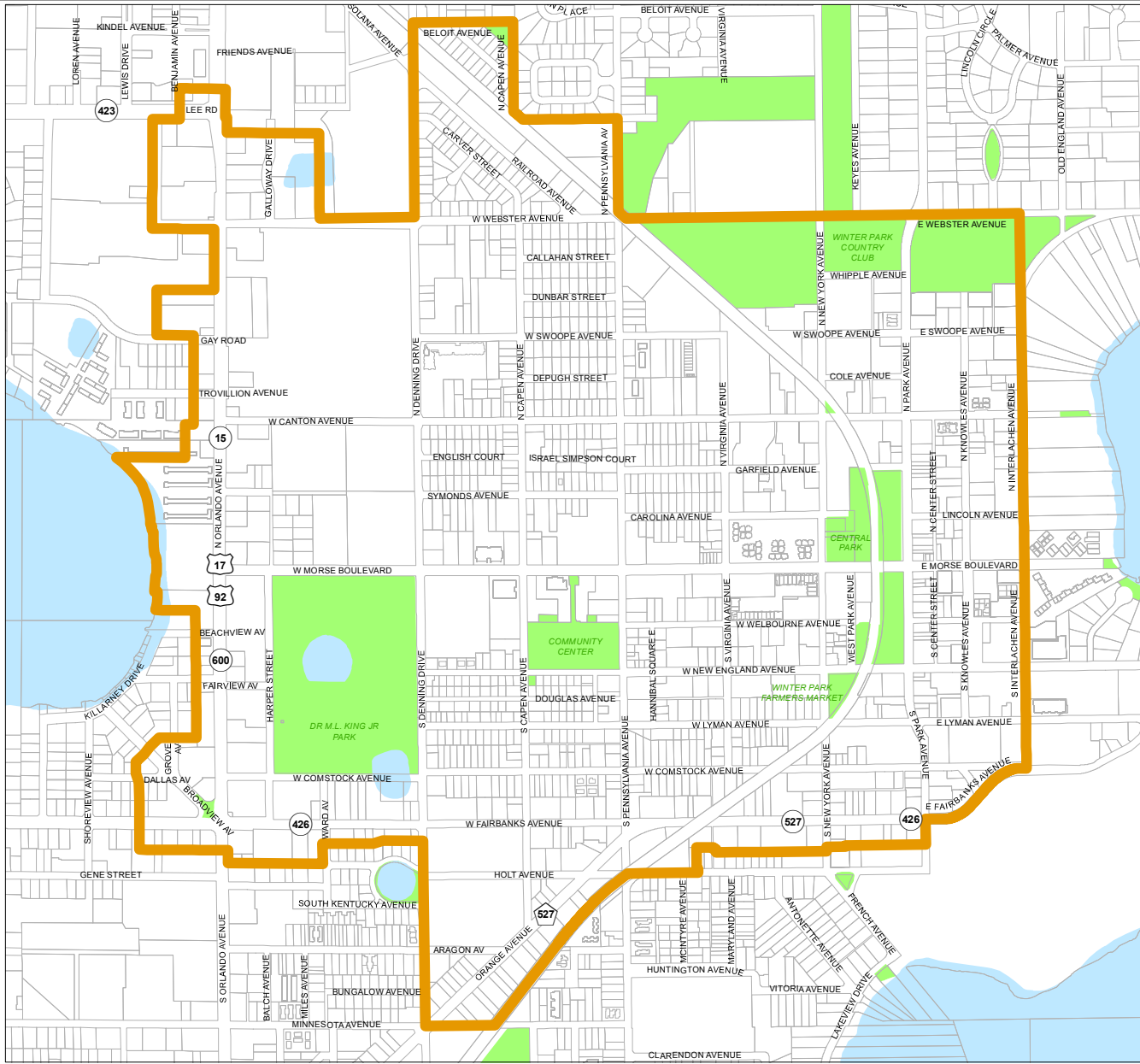
# COMMUNITY REDEVELOPMENT AGENCY BOUNDARY

City of Winter Park Florida



0 220 440 660 880 1,100 Feet

Date: 5/16/2016  
Project: CRA20150813  
Source: City of Winter Park CRA



# **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Winter Park Community Redevelopment Agency

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

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and General Fund of the Winter Park Community Redevelopment Agency (the "CRA"), a component unit of the City of Winter Park, 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 in the first paragraph present fairly, in all material respects, the respective financial position of the governmental activities and General Fund of the CRA as of September 30, 2023, and the respective changes in financial position thereof for the year then ended in conformity 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 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 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.

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 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibility 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 generally accepted auditing standards 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 and budgetary comparison schedule, 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 required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 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, 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* in considering the CRA's internal control over financial reporting and compliance.

***MSL, P.A.***

Certified Public Accountants

Orlando, Florida

April 30, 2024

## Management's Discussion and Analysis (Unaudited)

As management of the Winter Park Community Redevelopment Agency (the "CRA"), we offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2023.

### Financial Highlights

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$24,069,839 (net position). Of this amount, \$14,276,067 (restricted net position) may be used to meet the objectives of the CRA Plan.
- As of September 30, 2023, the CRA's fund balance was \$14,153,772. Fund balance increased by \$4,313,869 in fiscal year 2023.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

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

The Statement of Activities presents information showing how the CRA's net position changed during 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 the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

**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 financial activities of the CRA are accounted for as a governmental fund. Unlike the government-wide financial statements, governmental 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 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.

The CRA adopts an annual appropriated budget for the CRA. A budgetary comparison schedule has been provided to demonstrate compliance with the budget and is presented as required supplemental information.

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

### Government-wide Financial Analysis

#### *Statement of Net Position*

The following is a summary of the CRA's governmental activities net position for each of the past two years:

	Net Position	
	Governmental Activities	
	2023	2022
Current assets	\$ 14,464,592	\$ 10,402,283
Capital assets	12,483,772	12,330,817
Total assets	26,948,364	22,733,100
Current and other liabilities	1,168,525	1,771,918
Long-term liabilities	1,710,000	2,690,000
Total liabilities	2,878,525	4,461,918
Net position:		
Net Investment in Capital Assets	9,793,772	8,290,817
Restricted	14,276,067	9,980,365
Total net position	\$ 24,069,839	\$ 18,271,182

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. Regular debt principal payments reduced long-term liabilities and increasing tax increment revenue improved the net position of the CRA.

## Statement of Activities

The following is a summary of the changes in the CRA's governmental activities net position for each of the past two years:

	Changes in Net Position	
	Governmental Activities	
	2023	2022
Revenues:		
General revenues:		
Tax increment - Orange County	\$ 3,388,561	\$ 3,162,566
Tax Increment - City of Winter Park	4,039,166	3,622,600
Investment Earnings (Losses)	405,116	(1,133,174)
Other	-	5,000
Total revenues	<u>7,832,843</u>	<u>5,656,992</u>
Expenses:		
Community redevelopment agency	1,911,533	2,017,242
Interest and other charges	<u>122,653</u>	<u>169,624</u>
Total expenses	<u>2,034,186</u>	<u>2,186,866</u>
Change in net position	5,798,657	3,470,126
Net position – beginning	<u>18,271,182</u>	<u>14,801,056</u>
Net position – ending	<u>\$ 24,069,839</u>	<u>\$ 18,271,182</u>

The CRA's net position increased by \$5,798,657 as compared to an increase of \$3,470,126 in the prior year. Explanations for some of the significant variances from the prior year are as follows:

Tax increment revenue increased by 9.47% based on increases in the incremental taxable value in the Community Redevelopment Area. The revenue from Orange County was reduced by a rebate of \$988,560 based on increment revenue thresholds in the interlocal agreement with Orange County. The rebate was \$762,566 in the prior year.

Investment earnings improved by \$1,538,290 as interest rates stabilized and the City's fixed income investments approach maturity. The City follows a buy and hold investment strategy, so changes in market value do not ultimately have a significant impact on investment earnings.

### Financial Analysis of the CRA

As noted earlier, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

At September 30, 2023, the CRA reported an ending fund balance of \$14,153,772, an increase of \$4,313,869 over the prior year. The entire fund balance of the CRA is restricted for community redevelopment in the community redevelopment area.

**CRA Budgetary Analysis.** Final amended appropriations for the CRA were \$18,569,521 and actual expenditures were \$3,547,774. The main reason for this large variance is the timing of capital project expenditures.

The original budget total of \$7,434,442 was increased by \$10,588,411 for unspent project budgets carried over to the current year and \$546,668 for purchase order encumbrances carried over to the current year.

### **Capital Asset and Debt Administration**

**Capital assets.** The CRA's investment in capital assets as of September 30, 2023, amounts to \$12,483,772 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, and construction in progress.

Major capital asset events during the current fiscal year included the following:

- An additional \$139,905 was used to complete the new Central Park Stage and \$242,512 was invested in park improvements.

Additional information on the CRA's capital assets can be found in Note 3 in the notes to the financial statements.

**Long-term debt.** At the end of the current fiscal year, the CRA had total bonded debt outstanding of \$2,690,000 and decreased by \$1,350,000 as a result of scheduled debt service payments.

Additional information on the CRA's long-term liabilities can be found in Notes 4 to 6 in the notes to the financial statements.

### **Economic Factors and Next Year's Budgets and Rates**

Economic indicators are monitored on a continual basis. Incremental taxable valuation in the Community Redevelopment Area went up by 12.12% for the FY 2024 tax levy.

## **Requests for Information**

This financial report is designed to provide a general overview of the CRA's finances for all of those with an interest in the CRA's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 401 Park Avenue South, Winter Park, Florida 32789. Other financial information can be found at the City's website ([www.cityofwinterpark.org](http://www.cityofwinterpark.org)).

**Winter Park Community Redevelopment Agency**  
**Statement of Net Position**  
**September 30, 2023**

<b>ASSETS</b>	
Cash, Cash Equivalents and Investments	\$ 14,231,934
Accrued Interest Receivable	52,658
Special Assessments Receivable	180,000
Capital Assets:	
Non-depreciable	5,736,905
Depreciable - Net	6,746,867
<b>Total Assets</b>	<b><u>26,948,364</u></b>
 <b>LIABILITIES</b>	
Accounts Payable	143,928
Accrued Liabilities	16,892
Accrued Interest Payable	27,705
Long-term Liabilities:	
Due Within One Year:	
Current Portion of Notes Payable	980,000
Due In More Than One Year:	
Notes Payable	1,710,000
<b>Total Liabilities</b>	<b><u>2,878,525</u></b>
 <b>NET POSITION</b>	
Net Investment in Capital Assets	9,793,772
Restricted for:	
Expendable:	
Community Redevelopment	14,276,067
<b>Total Net Position</b>	<b><u>\$ 24,069,839</u></b>

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

**Winter Park Community Redevelopment Agency  
Statement of Activities  
For the Year Ended September 30, 2023**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Charges for Services</b>	<b>Program Revenues</b>		<b>Governmental Activities</b>	<b>Net (Expense) Revenue and Changes in Net Position</b>
			<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>		
Governmental Activities:						
Community Redevelopment Agency	\$ 1,911,533	\$ -	\$ -	\$ -	\$ -	\$ (1,911,533)
Interest and Other Charges	122,653	-	-	-	-	(122,653)
Total Governmental Activities	<u>\$ 2,034,186</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,034,186)</u>
<b>General Revenues:</b>						
						3,388,561
						4,039,166
						405,116
						<u>7,832,843</u>
						5,798,657
						<u>18,271,182</u>
						<u>\$ 24,069,839</u>

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

**Winter Park Community Redevelopment Agency  
Balance Sheet  
General Fund  
September 30, 2023**

<b>ASSETS</b>	
Cash, Cash Equivalents and Investments	\$ 14,231,934
Accrued Interest Receivable	52,658
Special Assessments Receivable	<u>180,000</u>
<b>Total Assets</b>	<b><u>\$ 14,464,592</u></b>
<b>LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts Payable	\$ 143,928
Accrued Liabilities	<u>16,892</u>
<b>Total Liabilities</b>	<u>160,820</u>
<b>Deferred Inflow of Resources:</b>	
Unavailable Revenue on Long-Term Receivables	<u>150,000</u>
<b>Fund Balances:</b>	
<b>Spendable</b>	
Restricted	
Community Redevelopment	<u>14,153,772</u>
<b>Total Fund Balances</b>	<u>14,153,772</u>
<b>Total Liabilities, Deferred Inflows, and Fund Balances</b>	<b><u>\$ 14,464,592</u></b>

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

**Winter Park Community Redevelopment Agency  
 Reconciliation of the Balance Sheet  
 to the Statement of Net Position  
 General Fund  
 September 30, 2023**

<b>Fund Balances - Total Governmental Fund</b>		<b>\$ 14,153,772</b>
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p>		
<p>Receivables not expected to be received within 180 days of fiscal year end are not considered as "available" revenue in the governmental funds, and therefore, reported as deferred revenue. In the Statement of Net Position, which is presented on the accrual basis, no deferral is reported since the revenue is fully recognized in the Statement of Activities</p>		150,000
<p>Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.</p>		
<p style="padding-left: 40px;">Governmental Capital Assets</p>	\$ 16,151,567	
<p style="padding-left: 40px;">Less: Accumulated Depreciation</p>	(3,667,795)	12,483,772
<p>Long-term liabilities, including notes payable, are not due and payable in the current period and therefore are not reported in the funds.</p>		
<p style="padding-left: 40px;">Governmental Notes Payable</p>	(2,690,000)	
<p style="padding-left: 40px;">Accrued Interest Payable on Long-Term Liabilities</p>	(27,705)	(2,717,705)
 <b>Net Position of Governmental Activities</b>		 <b>\$ 24,069,839</b>

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

**Winter Park Community Redevelopment Agency**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**General Fund**  
**For the Year Ended September 30, 2023**

<b>REVENUES</b>	
Tax Increment - Orange County	\$ 3,388,561
Tax Increment - City of Winter Park	4,039,166
Investment Earnings	405,116
Other	28,800
<b>Total Revenues</b>	<u>7,861,643</u>
 <b>EXPENDITURES</b>	
Planning and Community Development	1,431,255
Cultural and Community Services	141,000
Debt Service:	
Principal	1,350,000
Interest and Other Charges	134,485
Capital Improvements	491,034
<b>Total Expenditures</b>	<u>3,547,774</u>
<b>Net Change in Fund Balances</b>	<b>4,313,869</b>
<b>Fund Balances - Beginning</b>	<u>9,839,903</u>
<b>Fund Balances - Ending</b>	<u><u>\$ 14,153,772</u></u>

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

**Winter Park Community Redevelopment Agency  
Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
General Fund  
For the Year Ended September 30, 2023**

<b>Net Change in Fund Balances - General Fund</b>		<b>\$ 4,313,869</b>
Amounts reported for governmental activities in the Statement of Activities are different because:		
Special assessment revenues in the governmental funds were recognized as revenues in prior periods in the government-wide financial statements since they are on the accrual basis of accounting.		(30,000)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of these assets is depreciated over their useful lives.		
Expenditures for Capital Assets	\$ 491,032	
Less: Current Year Depreciation	<u>(338,077)</u>	152,955
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		
Change in Accrued Interest on Governmental Debt	11,833	
Principal Payments on Community Redevelopment Debt	<u>1,350,000</u>	<u>1,361,833</u>
<b>Change in Net Position of Governmental Activities</b>		<b><u>\$ 5,798,657</u></b>

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

**Winter Park  
Community Revelopment Agency  
Notes to Financial Statements  
September 30, 2023**

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## ***1. Summary of Significant Accounting Policies***

### **A. REPORTING ENTITY:**

The Winter Park Community Redevelopment Agency (the "CRA"), is governed by the City of Winter Park's five-member commission plus one Orange County representative designated by the Orange County Commission. Pursuant to the requirements of Chapter 163, Part III of the Florida Statutes, the City, with the consent of Orange County, created a Community Redevelopment Area (CRA) through City Resolution No. 1528, adopted on January 11, 1994 to foster improvements in the Westside and Central Business Districts of the City. The CRA uses tax increment revenue to fund a variety of improvement projects. The CRA is included in the City of Winter Park's annual comprehensive financial report as a blended component unit.

Pursuant to Florida Statute 163.387, the CRA is funded primarily by incremental ad valorem tax revenues levied and remitted in amounts proportionate to property tax values for each participating entity. The CRA is economically dependent on such revenue.

The accounting policies of the CRA conform to generally accepted accounting principles (GAAP) as applied to governmental units. The more significant accounting policies used by the CRA are described below.

### **B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS:**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the CRA. The CRA only has governmental activities and does not engage in any business-type activity. Direct expenses are those that are clearly identifiable with a specific function or segment. General revenues include tax increment revenue from Orange County and City of Winter Park, investment earnings, and other revenue.

Governmental Fund Financial Statements - The CRA has one governmental fund type, which is the General Fund. The General Fund is the primary operating fund used to account for all resources and operations. Governmental funds are accounted for on a "spending" or "financial flow" measurement focus. This means that only current assets and current liabilities are generally included on the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current position.

### **C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION:**

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 the related cash flows.

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 special assessments receivable, only the portion due within the subsequent fiscal year is considered to be available for recognition as revenue in the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

**D. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:**

The governing board of the CRA adopts an annual operating budget, which is prepared on a modified accrual basis and can be amended by the board throughout the year. At the fund level, actual expenditures cannot exceed the budgeted amounts. The budgeted financial statements for the CRA are presented in the Required Supplemental Information section and they reflect the final budget authorization amounts including all amendments.

**E. DEPOSITS AND INVESTMENTS:**

**Cash and Cash Equivalents**

The CRA's cash and cash equivalents consists entirely of its share of the City's cash management pool which allows individual funds to, at any time, deposit additional cash or make withdrawals without prior notice or penalty, and thus, the City is managing an internal service pool which is considered by GASB to be a cash equivalent. The City considers cash equivalents to be highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased. The City's investment pool has an adopted investment policy in accordance with Florida Statute 218.415. For full disclosure on balances included in the City's investment pool refer to Note 1G of the City's Annual Comprehensive Financial Report.

At September 30, 2023, The City's investment pool consisted of U.S. Treasury Notes, federal agency instrumentalities, bank deposits and local government investment pools. All deposits with financial institutions were 100% insured by Federal depository insurance or by collateral pursuant to the Public Depository Security Act of the State of Florida. Investments are stated at fair value with the exception of local government investment pools which are presented at amortized cost. To mitigate interest rate risk, the City's investment policy requires that the investment strategy provide sufficient liquidity to meet the City's operating, payroll, and capital requirements which may be reasonably anticipated. Investments of current operating funds are to have maturities not exceeding twelve months.

**F. CAPITAL ASSETS:**

Property, plant and equipment purchased or acquired are carried at historical cost or estimated historical cost. Contributed assets are recorded at acquisition value as of the date received. The CRA defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Property, plant and equipment are depreciated using the straight-line method over the following useful lives:

<b>Years</b>	<b>Classification</b>
7 - 50	Buildings
10 - 50	Streets and drainage
10 - 50	Improvements other than buildings
2 - 20	Machinery and furniture

**G. DEFERRED INFLOWS OF RESOURCES:**

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as in inflow of resources (revenue) until that period. The unavailable revenue on long-term receivables reported in the fund financial statements balance sheet for governmental funds represents a portion of various long-term receivables that will be received after the availability period. This amount is deferred and the portion of the receivables becoming due within the following fiscal year will be recognized as revenue in future periods.

**H. UNEARNED REVENUE:**

The unearned revenue on the balance sheet is for the portion of special assessment receivables due next fiscal year.

**I. LONG-TERM DEBT:**

In the government-wide financial statements, long-term debt obligations are reported as liabilities.

**J. ACCUMULATED UNUSED COMPENSATED ABSENCES, OTHER POST-EMPLOYMENT BENEFITS, AND PENSION LIABILITES:**

The CRA does not have any employees. Any employees who provide services to the CRA are employees of the City and any allocations made to the CRA represent reimbursements by the CRA to the City for services rendered. As a result, there are no compensated absences, other post-employment benefits (OPEB), or pension liabilities recorded on the CRA's financial statements.

**K. CATEGORIES AND CLASSIFICATION OF FUND BALANCE:**

Fund balance classifications are Non Spendable, Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. The CRA classifies governmental fund balances as follows:

Non Spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.

Spendable Fund Balance:

- Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as donors or amounts constrained by enabling legislation.
- Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of CRA. Such formal action may be in the form of an ordinance or resolution and may only be modified or rescinded by taking the same formal action that imposed the original constraint. Approval of an ordinance requires two public hearings while a resolution only requires one. These commitments must be in place prior to September 30.
- Assigned – includes amounts that are intended to be used for specific purposes that are neither restricted nor committed. Assignments may be made by CRA or management based on the purpose of the fund.
- Unassigned – includes residual positive fund balance within the CRA which has not been classified within the other above mentioned categories.

The CRA's entire fund balance is restricted to achieving the objectives of the CRA Plan.

**L. NET INVESTMENT IN CAPITAL ASSETS COMPONENT OF NET POSITION:**

Net investment in capital assets component of net position consisted of the following components as of September 30, 2023:

	<b>Governmental Activities</b>
Capital assets, net	\$ 12,483,772
Related debt, net	(2,690,000)
<b>Totals</b>	<b>\$ 9,793,772</b>

**M. RESTRICTED COMPONENT OF NET POSITION:**

Restricted component of net position are subject to restrictions that are either (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or (2) imposed by law through constitutional provisions or enabling legislation.

## ***2. Special Assessments Receivable***

Special assessments receivable consist of assessments for community redevelopment in the CRA. Assessments are billed to property owners through the property tax bill as non-ad valorem assessments.

Special assessments receivable at September 30, 2023 were as follows:

	<b><u>Current Receivable</u></b>	<b><u>Deferred Receivable</u></b>	<b><u>Total</u></b>
Governmental Activities:			
Community redevelopment	\$ 30,000	\$ 150,000	\$ 180,000

### 3. *Capital Assets*

The following is a summary of changes in capital assets during the year ended September 30, 2023:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 52,057	\$ -	\$ -	\$ 52,057
Construction in progress	5,608,730	491,032	(414,914)	5,684,848
Total capital assets, not being depreciated	<u>5,660,787</u>	<u>491,032</u>	<u>(414,914)</u>	<u>5,736,905</u>
Capital assets, being depreciated:				
Buildings	9,492,750	-	-	9,492,750
Improvements other than buildings	271,126	414,914	-	686,040
Machinery and equipment	86,704	-	-	86,704
Streets and drainage	149,168	-	-	149,168
Total capital assets being depreciated	<u>9,999,748</u>	<u>414,914</u>	<u>-</u>	<u>10,414,662</u>
Less accumulated depreciation for:				
Buildings	(3,145,601)	(315,380)	-	(3,460,981)
Improvements other than buildings	(81,044)	(11,323)	-	(92,367)
Machinery and equipment	(73,102)	(8,388)	-	(81,490)
Streets and drainage	(29,971)	(2,986)	-	(32,957)
Total accumulated depreciation	<u>(3,329,718)</u>	<u>(338,077)</u>	<u>-</u>	<u>(3,667,795)</u>
Total capital assets, being depreciated, net	<u>6,670,030</u>	<u>76,837</u>	<u>-</u>	<u>6,746,867</u>
<b>Governmental activities capital assets, net</b>	<u><b>\$ 12,330,817</b></u>	<u><b>\$ 567,869</b></u>	<u><b>\$ (414,914)</b></u>	<u><b>\$ 12,483,772</b></u>

Depreciation expense of \$338,077 was charged to governmental function for CRA assets.

#### 4. *Community Redevelopment Agency Notes*

The Community Redevelopment Agency Notes are special obligations of the CRA payable from tax increment revenues of the CRA. The proceeds from these notes were used to finance capital enhancements and social programs within the CRA.

Total principal and interest remaining on the notes is \$2,848,293, payable through January 2026. For the current year, principal and interest paid and total incremental tax revenue was \$1,484,485 and \$7,427,727, respectively.

##### A. COMMUNITY REDEVELOPMENT AGENCY NOTES CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2023
Series 2006	3.89% 1/1; 7/1	01/01/25	\$ 2,155,000	\$ 315,000
Series 2010	4.48%, 1/1; 7/1	01/01/26	\$ 8,100,000	\$ 1,995,000
Series 2012	1.99% 1/1; 7/1	01/01/25	\$ 5,870,000	\$ 380,000

##### B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2006	Not subject to redemption	N/A
Series 2010	Note may be prepaid	15% of balance outstanding may be prepaid on any January 1 without penalty; all or a portion of the Notes may be prepaid at any time with a fee to compensate the underwriter based on market conditions at the time of such prepayment
Series 2012	Note may be prepaid	The Note contains a make whole call provision

##### C. DEFAULT PROVISIONS OF DIRECT BORROWINGS:

None of the CRA Notes contain acceleration clauses or requirements other than payment of any past due debt service payments in the event of default.

## 5. Bonded Indebtedness

### FUTURE REQUIREMENTS

Debt service requirements for debt outstanding as of September 30, 2023 are as follows:

<b>Notes from Direct Borrowings</b>		
<b>Community Redevelopment Agency Notes</b>		
	<b>Principal</b>	<b>Interest</b>
2024	\$ 980,000	\$ 91,284
2025	1,015,000	51,442
2026	695,000	15,567
<b>Totals</b>	<b>\$ 2,690,000</b>	<b>\$ 158,293</b>

## 6. Changes in Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2023 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
<u>Notes from direct borrowings:</u>					
CRA notes	\$ 4,040,000	\$ -	\$ (1,350,000)	\$ 2,690,000	\$ 980,000
<b>Governmental activity</b>					
<b>Long-term liabilities</b>	<b>\$ 4,040,000</b>	<b>\$ -</b>	<b>\$ (1,350,000)</b>	<b>\$ 2,690,000</b>	<b>\$ 980,000</b>

**Winter Park Community Redevelopment Agency  
Required Supplementary Information  
Budgetary Comparison Schedule  
Governmental Fund  
For the Year Ended September 30, 2023**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>Resources (inflows):</b>				
Tax Increment - Orange County	\$ 3,390,920	\$ 3,390,920	\$ 3,388,561	\$ (2,359)
Tax Increment - City of Winter Park	4,043,522	4,043,522	4,039,166	(4,356)
Investment Earnings	-	-	405,116	405,116
Other	-	-	28,800	28,800
<b>Amounts available for appropriations</b>	<u>7,434,442</u>	<u>7,434,442</u>	<u>7,861,643</u>	<u>427,201</u>
<b>Charges to appropriations (outflows):</b>				
Planning and Community Development	1,395,144	2,278,301	1,431,255	847,046
Cultural and Community Services	127,000	177,000	141,000	36,000
Debt Service - Principal	1,350,000	1,350,000	1,350,000	-
Debt Service - Interest and Other Charges	134,485	134,485	134,485	-
Capital Improvements	3,721,766	13,923,688	491,034	13,432,654
Non-Departmental Charges	706,047	706,047	-	706,047
<b>Total charges to appropriations</b>	<u>7,434,442</u>	<u>18,569,521</u>	<u>3,547,774</u>	<u>15,021,747</u>
<b>Excess (Deficiency) of Resources Over Charges to Appropriations</b>	-	(11,135,079)	4,313,869	15,448,948
<b>Fund Balance Allocation</b>	-	11,135,079	-	(11,135,079)
<b>Excess of Resources Over Charges to Appropriations</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,313,869</u>	<u>\$ 4,313,869</u>

**Winter Park Community Redevelopment Agency**  
**Required Supplementary Information**  
**Notes to Budgetary Comparison Schedule - September 30, 2023**

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The CRA adopts an annual appropriated budget for the CRA.

- a) The Budgetary Comparison Schedule shown in the accompanying supplemental information presents comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget. The original budget includes the adjustments necessary to bring forward the carry forward appropriation (for unexpended projects and encumbrances) as authorized in the annual budget.
- b) The original budget was increased by \$10,588,411 for unspent project budgets carried over to the current year and \$546,668 for purchase order encumbrances carried over to the current year.
- c) The main reason for the large variance between the Budgeted and Actual Amounts is the timing of capital project expenditures.

## **COMPLIANCE SECTION**



Certified Public Accountants

**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***

To the Board of Commissioners  
Winter Park Community Redevelopment Agency

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 Winter Park Community Redevelopment Agency (the “CRA”) as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the CRA’s financial statements and have issued our report thereon dated April 30, 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 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 material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the CRA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, grant agreements and contracts, 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*.

Pursuant to provisions of Chapter 10.550, *Rules of the Auditor General*, we reported certain matters to management of the CRA in a separate management letter and Independent Accountant's Report dated April 30, 2024.

### **Purpose of this Report**

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

**MSL, P.A.**

Certified Public Accountants

Orlando, Florida

April 30, 2024



## INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Commissioners  
Winter Park Community Redevelopment Agency

We have examined the Winter Park Community Redevelopment Agency's (the "CRA") compliance with the requirements of Sections 163.387(6), 163.387(7) and 218.415, Florida Statutes, during the year ended September 30, 2023. 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 with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the CRA's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the CRA's compliance with specified requirements.

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

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

**MSL, P.A.**

Certified Public Accountants

Orlando, Florida  
April 30, 2024



## INDEPENDENT AUDITOR'S MANAGEMENT LETTER

To the Board of Commissioners  
Winter Park Community Redevelopment Agency

### Report on the Financial Statements

We have audited the basic financial statements of the Winter Park Community Redevelopment Agency (the "CRA") as of and for the year ended September 30, 2023, and have issued our report thereon dated April 30, 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 Standards*, and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated April 30, 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 annual financial audit report. There were no recommendations made in the preceding audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

## **Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we 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 identification of 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 for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

## **Special District Component Units**

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.38(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific information of the CRA, a dependent special district of the City of Winter Park, that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, is reported in the City of Winter Park's management letter for the year ended September 30, 2023.

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

***MSL, P.A.***

Certified Public Accountants

Orlando, Florida  
April 30, 2024