

# 2024

Community Redevelopment Agency  
City of Alachua, Florida

Financial Statements and  
Independent Auditor's Report

September 30, 2024

**PURVIS GRAY**  
CERTIFIED PUBLIC ACCOUNTANTS

**FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR’S REPORT  
COMMUNITY REDEVELOPMENT AGENCY**

**CITY OF ALACHUA, FLORIDA**

**SEPTEMBER 30, 2024**

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## INDEPENDENT AUDITOR'S REPORT

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### Report on the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the year ended September 30, 2024, 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 the major fund of the CRA, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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; 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 twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

## INDEPENDENT AUDITOR'S REPORT

### ***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 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.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, 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

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### INDEPENDENT AUDITOR'S REPORT

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2025, 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 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.

*Purvis Gray*

March 27, 2025  
Gainesville, Florida

**ORGANIZATION CHART  
SEPTEMBER 30, 2024  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA**

CRA Board:

Gib Coerper - Chair

Edward Potts - Vice Chair

Shirley Green Brown - Member

Dayna Miller - Member

Jennifer Ringersen - Member

Mike DaRoza - Executive Director

CRA Advisory Board:

Rudy Rothsieden - Chair

Kelly Harris - Vice Chair

Bryan Boukari - Member

Jovante Hayes - Member

Rick Robertson - Member

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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The Management's Discussion and Analysis (MD&A) of the City of Alachua Community Redevelopment Agency (CRA) is intended to provide an overview of the CRA's financial position and results of operations for the fiscal year ended September 30, 2024.

Since the MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements (beginning on page 13), including the accompanying notes, to enhance the understanding of the CRA's financial performance. Please note the CRA provides prior year comparative financial information as required by Governmental Accounting Standards Board (GASB) Statement No. 34.

***Financial Highlights***

- At September 30, 2024, the CRA had a restricted fund balance of \$650,093 resulting from unspent tax increment financing revenues and an additional non-spendable balance of \$6,226.
- The current year net increase of \$217,537 in the CRA fund balance was the result of planned expenditures related, primarily, to capital projects that did not occur during the fiscal year.

***Overview of the Financial Statements***

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

Government-wide Financial Statements

- The CRA's total net position increased by \$136,557 over the prior reported period. Increased net position was achieved, primarily, as a result of increased cash balances due to planned expenditures that did not occur during the fiscal year.
- The CRA does not currently have long-term debt.
- Total net position of \$2.77 million is comprised of the following:
  1. The \$2.12 million net investment in capital assets includes property and equipment, net of accumulated depreciation.
  2. \$654.4 thousand of net position is restricted by externally imposed constraints such as debt covenants, grantors, laws, regulations, or by enabling legislation.

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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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, in a manner similar to a private sector business, and consist of the following two statements:

- The *statement of net position* presents information on all of the CRA's assets, liabilities, deferred outflows of resources, and deferred inflows of resources, with the difference between these elements 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 strengthening or weakening.
- The *statement of activities* presents information showing how the CRA's net position changed during the most recent fiscal year, focusing on both the gross and net costs that are supported by the CRA's general tax increment funding and other revenues, primarily ones intended to recover all or a significant portion of their cost through user fees and charges.

Both of these financial statements distinguish functions of the CRA and are principally supported by tax increment funding that is based on property valuation. The governmental activities of the CRA are intended to rehabilitate, conserve, and redevelop areas within the geographical boundaries of the district.

The government-wide financial statements can be found on pages 13-14 of this report.

**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. Funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The CRA only reports as a governmental fund.

- As of September 30, 2024, the CRA's governmental fund reported an ending fund balance of \$656,319, an increase of \$217,537, in comparison with the prior fiscal year. This was the result of unspent planned expenditures during the fiscal year.
- The governmental fund revenues were \$649,703 or \$86,092 less than the previous fiscal year. The decrease in revenues is related to a combination of higher property valuations and millage rate in tax increment revenue and decreased intergovernmental revenue related to a USDA grant received the prior year.

**Governmental Funds**

Governmental funds essentially account for the same functions reported as governmental activities in government-wide financial statements. However, unlike 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.

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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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 the *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. Because of the different measurement focus (current financial resources versus total economic resources), a reconciliation of the governmental fund Balance Sheet to the government-wide Statement of Net Position and a reconciliation of the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the government-wide Statement of Activities is provided (see pages 16 and 18) to facilitate the comparison between governmental funds and governmental activities. The flow of current financial resources will reflect bond proceeds and inter-fund transfers as other financial sources as well as capital expenditures and bond principal payments as expenditures. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligations (bonds and others) into the Governmental Activities column (in the Government-wide statements).

The CRA reports one (1) individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the CRA general fund.

The CRA adopts an annual budget for its general fund. Budgetary comparison schedules have been provided as required supplementary information to demonstrate budgetary compliance. The basic governmental fund statements can be found on pages 15-18 of this report.

#### **Notes to the Financial Statements**

The notes provide additional information that is essential to fully understand the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 19-22 of this report.

#### **Other Information**

In addition to the financial statements and notes, budgetary comparisons can be found on pages 23-24 of this report.

#### ***Government-wide Financial Analysis***

Net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets exceeded liabilities by \$2,772,120 at the close of the fiscal year ended September 30, 2024.

A portion of the CRA's net position, \$654,432 represents resources subjected to external restrictions on how they may be used.

The largest portion of the CRA's net position (\$2,117,688 or 76.39%) reflects its investment in capital assets (e.g., land, infrastructure, buildings, and equipment), less any related outstanding debt used to acquire those assets. The CRA uses these capital assets to provide services within the district;

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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consequently, these assets are not available for future spending. Albeit the CRA has no outstanding debt at the end of the fiscal year, any of the CRA's investment in its capital assets would be reported net of any related debt since the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Reported below is a condensed Statement of Net Position to demonstrate the changes from year to year. For more detailed information, see the Statement of Net Position on page 13.

**Community Redevelopment Agency  
of the City of Alachua  
Statement of Net Position  
As of September 30, 2024 and 2023**

	Governmental Activities		Total % Change
	2024	2023	2023-2024
Current Assets and Other Assets	\$ 736,744	\$ 463,353	59.00%
Capital Assets	2,117,688	2,198,905	-3.69%
<b>Total Assets</b>	<b>2,854,432</b>	<b>2,662,258</b>	<b>7.22%</b>
Long-Term Liabilities Outstanding	-	-	0.00%
Other Liabilities	82,312	26,695	208.34%
<b>Total Liabilities</b>	<b>82,312</b>	<b>26,695</b>	<b>208.34%</b>
Net Position			
Net Investment in Capital Assets	2,117,688	2,198,905	-3.69%
Restricted	654,432	436,658	49.87%
<b>Total Net Position</b>	<b>\$ 2,772,120</b>	<b>\$ 2,635,563</b>	<b>5.18%</b>

**Normal Impacts**

There are six (6) basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

- Net Results of Activities: will impact (increase/decrease) current assets and liabilities, and unrestricted net position.
- Borrowing of Capital: will increase current assets and long-term debt.
- Spending Borrowed Proceeds on New Capital: will reduce current assets and increase capital assets with a secondary impact being that an increase in invested capital assets, and an increase in related net debt will not change the net investment in capital assets.

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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- Spending of Non-Borrowed Current Assets on New Capital: will reduce current assets, increase capital assets, reduce unrestricted net position, and increase net investment in capital assets.
- Principal Payment on Debt: will reduce current assets and long-term debt and increase net investment in capital assets.
- Reduction of Capital Assets through Depreciation: will reduce net investment in capital assets.

**Community Redevelopment Agency  
of the City of Alachua  
Changes in Net Position  
As of September 30, 2024 and 2023**

	Governmental Activities		Totals % Change
	2024	2023	2024-2023
<u>Revenues:</u>			
General Revenues:			
Intergovernmental	\$ 617,647	\$ 1,089,542	-43.31%
Other	32,056	36,529	-12.25%
Total Revenues	<u>649,703</u>	<u>1,126,071</u>	-42.30%
<u>Expenses:</u>			
Economic Environment	513,146	390,541	31.39%
Interest on Long-Term Debt	-	1,629	-100.00%
Total Expenses	<u>513,146</u>	<u>392,170</u>	30.85%
Increase (Decrease) in Net Position	136,557	733,901	-81.39%
Net Position - Beginning	<u>2,635,563</u>	<u>1,901,662</u>	38.59%
Net Position - Ending	<u>\$ 2,772,120</u>	<u>\$ 2,635,563</u>	5.18%

**Government-wide Net Position**

The CRA's total net position at the end of fiscal year 2024 improved by \$136,557 resulting from unspent planned expenditures related to capital projects during the fiscal year.

**Governmental Activities**

The CRA's net position within governmental activities increased by \$136,557 during fiscal year 2024 due to unspent planned expenses related to capital projects during the fiscal year.

Major changes in revenues were caused by the following:

- For the fiscal year ended September 30, 2024, intergovernmental revenue decreased by \$471,895, primarily from a \$150,000 grant, and an intergovernmental contribution to the district by the City of Alachua in the prior year.

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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Major changes in expenditures were caused by the following:

- Expenditures for governmental activities experienced an increase of \$120,976. This increase was, primarily, the result of additional operating expenditures related to increase of salaries, contractual services, and depreciation.

***Fund Financial Analysis***

The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds**

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

As of the end of fiscal year 2024, the CRA's governmental fund reported an ending fund balance of \$656,319 an increase of \$217,537 in comparison to the prior year.

**CRA Budgetary Highlights with Variances**

The CRA Budget was adopted at \$828,822 for the fiscal year 2024. No budget amendments to this budget amount were made.

**General Fund Actual Results Highlights with Variances**

At September 30, 2024, the CRA's General Fund experienced a positive variance between its final operating revenue budget and actual operating revenue in the amount of \$13,619. This was due primarily to intergovernmental revenue related to grant reimbursement award for billboard advertising. The CRA's General Fund experienced a positive variance between its final operating expenditure budget and actual operating expenditures of \$396,656. This was primarily due to lower operating and capital expenses than projected.

**Capital Asset and Debt Administration**

The CRA's capital assets for its governmental activities as of September 30, 2024, totaled \$2.12 million (net of accumulated depreciation), and includes land, buildings, improvements other than buildings, equipment, infrastructure, and construction in progress.

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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**Community Redevelopment Agency  
of the City of Alachua  
Capital Assets  
As of September 30, 2024 and 2023**

	<b>Governmental Activities</b>		<b>Total % Change</b>
	<b>2024</b>	<b>2023</b>	<b>2023-2024</b>
Land	\$ 108,981	\$ 108,981	0.0%
Buildings	40,658	40,658	0.0%
Improvements Other Than Buildings	2,548,989	2,548,989	0.0%
Furniture, Fixtures, and Equipment	3,602	5,958	-39.5%
Construction in Progress	24,190	-	0.0%
Less: Accumulated Depreciation	(608,732)	(505,681)	20.4%
<b>Total Assets</b>	<b>\$ 2,117,688</b>	<b>\$ 2,198,905</b>	<b>-3.7%</b>

The CRA continues to focus on expanding the economic growth of the district by maintaining its current infrastructure capabilities.

Major capital asset events during the current fiscal year were primarily related to designs for Theater Park renovation and surveying and appraisal services for a future Main Street sign. CRA capital expenditures for the fiscal year were \$24,190. This amount was \$237,685 less than the budgeted capital amount of \$261,875.

Additional information on the CRA's capital assets can be found in Note 3 starting on page 22 of this report.

**Long-term Debt**

At the end of fiscal year 2024, the CRA had no outstanding long-term debt. The CRA's debt that was retired during the previous fiscal year represented a note that was secured by tax increment revenue.

The CRA, as a component unit of the City of Alachua, shares the same credit rating. During this fiscal year, the City of Alachua's credit rating was upgraded by Moody's Investor Service from Aa3 to Aa2.

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

- Fiscal year 2024 tax increment value based on 1987 overall district property valuation of \$6,295,700.
- Fiscal year 2024 increment revenue based on City of Alachua and Alachua County millage rates of 5.9500 and 7.6414 mills, respectively.

**COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2024**

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- The unemployment rate for the Gainesville MSA was 3.5%, which includes the City of Alachua. This is a 16.67% increase from the previous fiscal year's rate of 3.0%.
- The final certified overall value of property within the CRA increased to \$53.0 million, representing an increase of 5.58% from the prior year value of \$50.2 million.
- During the current fiscal year, tax increment revenues totaled \$603,666, representing an increase of 9.90%.
- Next fiscal year increment revenue is based on City of Alachua and Alachua County millage rates of 5.9500 and 7.6180 mills, respectively.

**Requests for Information**

This financial report is designed to present users with a general overview of the CRA's finances and to demonstrate the CRA's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact Finance and Administrative Services, P.O. Box 9, Alachua, Florida, 32616-0009. Additional information can be found on our website: [www.cityofalachua.com](http://www.cityofalachua.com).

## **FINANCIAL STATEMENTS**

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

**Assets**

Cash and Cash Equivalents	\$	728,722
Due from Other Governments		1,796
Inventory		4,961
Prepaid Items		1,265
Capital Assets Not Being Depreciated:		
Land		108,981
Construction in Progress		24,190
Depreciable Capital Assets, Net		1,984,517

<b>Total Assets</b>		2,854,432
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**Liabilities**

Accounts Payable		28,843
Due to City		45,546
Other Accrued Liabilities		7,923

<b>Total Liabilities</b>		82,312
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**Net Position**

Net Investment in Capital Assets		2,117,688
Restricted for Redevelopment Projects		654,432

<b>Total Net Position</b>	\$	2,772,120
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See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
STATEMENT OF ACTIVITIES  
YEAR ENDED SEPTEMBER 30, 2024**

	<b>Expenses</b>	<b>Net Revenue (Expense) and Changes in Net Position</b>
<b>Functions</b>		<b>Total Governmental Activities</b>
Governmental Activities:		
Economic Environment	\$ 513,146	\$ (513,146)
Total Governmental Activities	\$ 513,146	(513,146)
General Revenues:		
Tax Increment Revenues		603,668
Intergovernmental Revenue		13,979
Investment and Other Income		32,056
Total General Revenues		649,703
<b>Change in Net Position</b>		136,557
<b>Net Position, Beginning of Year</b>		2,635,563
<b>Net Position, End of Year</b>		\$ 2,772,120

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
BALANCE SHEET  
SEPTEMBER 30, 2024**

<b>Assets</b>	<u><b>General Fund</b></u>
Cash and Cash Equivalents	\$ 728,722
Due from Other Governments	1,796
Inventory	4,961
Prepaid Items	<u>1,265</u>
<b>Total Assets</b>	<u><u>736,744</u></u>
<b>Liabilities and Fund Balance</b>	
<b>Liabilities</b>	
Accounts Payable	28,843
Other Accrued Liabilities	7,923
Due to City	<u>43,659</u>
<b>Total Liabilities</b>	<u>80,425</u>
<b>Fund Balance</b>	
Non-Spendable:	
Prepays	1,265
Inventory	4,961
Restricted for:	
Economic Environment	<u>650,093</u>
<b>Total Fund Balance</b>	<u>656,319</u>
<b>Total Liabilities and Fund Balance</b>	<u><u>\$ 736,744</u></u>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

<b>Fund Balance - Total Governmental Funds</b>	\$	656,319
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Capital assets reported for governmental activities are not financial resources and, therefore, are not reported in the governmental funds:

Cost of Assets		2,726,420
(Accumulated Depreciation)		(608,732)

Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:

Due to City		<u>(1,887)</u>
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<b>Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>2,772,120</u></b>
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See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
YEAR ENDED SEPTEMBER 30, 2024**

<b>Revenues</b>	<u><b>General Fund</b></u>
Tax Increment Revenues	\$ 603,668
Intergovernmental Revenue	13,979
Investment and Other Income	<u>32,056</u>
<b>Total Revenues</b>	<u><b>649,703</b></u>
<b>Expenditures</b>	
Economic Environment:	
Personal Services	96,414
Operating Expenses	311,562
Capital Outlay	<u>24,190</u>
<b>(Total Expenditures)</b>	<u><b>(432,166)</b></u>
<b>Net Change in Fund Balance</b>	217,537
<b>Fund Balance, Beginning of Year</b>	<u>438,782</u>
<b>Fund Balance, End of Year</b>	<u><u>\$ 656,319</u></u>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

<b>Net Change in Fund Balance - Total Governmental Funds</b>	\$	217,537
--	----	---------

**Amounts Reported for Governmental Activities in the Statement of  
Activities are Different Because:**

Governmental funds report capital outlays as expenditures.  
However, in the statement of activities, the cost of those assets  
is depreciated over their estimated useful lives and reported as  
depreciation expense:

Expenditures for Capital Assets		24,190
Depreciation Expense		(105,407)

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

Change in Due to City Liability		<u>237</u>
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<b>Change in Net Position of Governmental Activities</b>	\$	<u><u>136,557</u></u>
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See accompanying notes.

## **NOTES TO FINANCIAL STATEMENTS**

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2024**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**CITY OF ALACHUA, FLORIDA**

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

**Financial Reporting Entity**

In 1982, the Community Redevelopment Agency (the CRA) was established by the City of Alachua, Florida (the City) pursuant to Ordinance 82-5 to carry out the community redevelopment purposes of Florida Statute, Chapter 163. Subsequent amendments were made to the CRA through Ordinances 98-4, 98-24, 99-03, and 13-07. The City Commission serves as the CRA Board and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government of the City.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements report information on all of the governmental activities of the CRA. The government-wide focus is more on the sustainability of the CRA as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. Program revenues include operating and capital grants and contributions.

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

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied for. 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. Only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

The CRA's operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2024**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**CITY OF ALACHUA, FLORIDA**

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 fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recognized when due.

Tax increment financing revenue and associated interest with the current fiscal period are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

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

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

**Assets, Liabilities, and Net Position**

*Deposits and Investments:* The CRA's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid instruments with original maturities of three months or less from the date of acquisition.

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as qualified public depositories, a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2024.

*Capital Assets:* Capital assets include land, buildings, and building improvements titled within the designated redevelopment area.

Capital assets titled to the CRA are reported in governmental activities in the government-wide financial statements. The CRA utilizes the City's capitalization policy and capitalizes assets with a cost in excess of \$5,000 and an estimated life greater than one year. Buildings and building improvements are depreciated using the straight-line method over the asset's estimated useful life, which generally consist of a range between 10-50 years. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. 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 but are expensed as incurred.

*Nature and Purpose of Fund Balance:* In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2024**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**CITY OF ALACHUA, FLORIDA**

constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the CRA Board through an ordinance or resolution are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the CRA Board or the City Manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the general fund.

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

*Compensation Costs:* The CRA has no employees of its own. Instead, the CRA reimburses the City for the portion of salaries and benefits attributable to CRA activities based on the estimated time spent on those activities as projected during the annual budget process. Any long-term payroll and benefit liabilities, such as compensated absences, other postemployment benefits, or pension liabilities, are reported on the City's financial statements.

*Net Position:* The government-wide statements utilized a net position presentation. Net investment in capital assets is that portion of net position that relates to the CRA's capital assets reduced by accumulated depreciation. Restricted net position is unspent tax increment financing revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

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

*Risk Management:* The CRA is adequately insured for general liability and directors and officers insurance through the purchase of a commercial insurance policy. The amount of settlements has not exceeded insurance coverage in any of the past three years.

**Note 2 - Cash, Cash Equivalents, and Investments**

**Deposits**

At September 30, 2024, the carrying amount of the CRA's cash deposits was \$728,722. All of the City's cash deposits are held in banks that qualify as a public depository under the *Florida Security for Public Deposits Act* (the Act) as required by Chapter 280, Florida Statutes. Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledged level. The pledging level may range from 25% to 125% depending upon the depository's financial condition and

**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2024**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**CITY OF ALACHUA, FLORIDA**

establishment period. All collateral must be deposited with an approved financial institution. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are fully insured and collateralized.

**Note 3 - Capital Assets**

Capital asset activity for the year ended September 30, 2024 follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Deletions</b>	<b>Ending Balance</b>
Capital Assets Not Being Depreciated:				
Land	\$ 108,981	\$ -	\$ -	\$ 108,981
Construction in Progress	-	24,190	-	24,190
Total Capital Assets Not Being Depreciated	<u>108,981</u>	<u>24,190</u>	<u>-</u>	<u>133,171</u>
Capital Assets Being Depreciated:				
Building	40,658	-	-	40,658
Improvements Other Than Buildings	2,548,989	-	-	2,548,989
Equipment	5,958	-	(2,356)	3,602
Total Capital Assets Being Depreciated	<u>2,595,605</u>	<u>-</u>	<u>(2,356)</u>	<u>2,593,249</u>
Less Accumulated Depreciation:				
Building	(17,790)	(2,097)	-	(19,887)
Improvements Other Than Buildings	(482,714)	(103,130)	-	(585,844)
Equipment	(5,177)	(180)	2,356	(3,001)
Total Accumulated Depreciation	<u>(505,681)</u>	<u>(105,407)</u>	<u>2,356</u>	<u>(608,732)</u>
Total Capital Assets Being Depreciated	<u>2,089,924</u>	<u>(105,407)</u>	<u>-</u>	<u>1,984,517</u>
<b>Total Capital Assets, Net</b>	<u><u>\$ 2,198,905</u></u>	<u><u>\$ (81,217)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,117,688</u></u>

Depreciation expense in the amount of \$105,407 was charged to the economic environment function in the statement of activities.

**Note 4 - Tax-Increment Financing Revenue**

The CRA is primarily funded through tax-increment financing revenue. This revenue is computed by applying the operating tax for Alachua County (the County) and the City multiplied by 95% of the increased value of property in the CRA over the base property value. The City and County are required to fund this amount annually without regard to tax collections or other obligations.

**REQUIRED SUPPLEMENTARY INFORMATION  
(UNAUDITED)**

**REQUIRED SUPPLEMENTARY INFORMATION**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**SCHEDULE OF REVENUE, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES - BUDGET TO ACTUAL (BUDGETARY BASIS) - GENERAL FUND**  
**YEAR ENDED SEPTEMBER 30, 2024**  
**CITY OF ALACHUA**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
<b>Revenues</b>				
Tax Increment Revenues	\$ 604,084	\$ 604,084	\$ 603,668	\$ (416)
Intergovernmental Revenue	-	-	13,979	13,979
Miscellaneous	32,000	32,000	32,056	56
<b>Total Revenues</b>	<u>636,084</u>	<u>636,084</u>	<u>649,703</u>	<u>13,619</u>
<b>Expenditures</b>				
Economic Environment:				
Personal Services	126,713	126,713	96,414	30,299
Operating Expenses	395,234	395,234	311,562	83,672
Grants and Aid	25,000	25,000	-	25,000
Total Economic Environment:	<u>546,947</u>	<u>546,947</u>	<u>407,976</u>	<u>138,971</u>
Capital Outlay	261,875	261,875	24,190	237,685
Reserve for Contingency	20,000	20,000	-	20,000
<b>(Total Expenditures)</b>	<u>(828,822)</u>	<u>(828,822)</u>	<u>(432,166)</u>	<u>396,656</u>
<b>Net Change in Fund Balance</b>	(192,738)	(192,738)	217,537	410,275
<b>Fund Balance, Beginning of Year</b>	<u>192,738</u>	<u>192,738</u>	<u>438,782</u>	<u>246,044</u>
<b>Fund Balance, End of Year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 656,319</u>	<u>\$ 656,319</u>

See note to required supplementary information.

**NOTE TO REQUIRED SUPPLEMENTARY INFORMATION**  
**SEPTEMBER 30, 2024**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**CITY OF ALACHUA, FLORIDA**

**Note 1 - Budgetary Procedures and Budgetary Accounting**

The Community Redevelopment Agency (CRA) adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

The CRA's budget is first adopted by the CRA's Board and is then presented to the City of Alachua, Florida (the City) Commission for ratification prior to September 30. The City Commission serves as the CRA and governing board. The CRA receives recommendations from an appointed five-member advisory board.

Budget oversight rests with the Planning and Community Development Department. There were no budget amendments affecting the CRA during the fiscal year.

## **OTHER REPORTS**

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

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, 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 the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the year ended September 30, 2024, 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 27, 2025.

**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 the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness 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 may exist that have not been identified.

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To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

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

**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, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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.

*Purvis Gray*

March 27, 2025  
Gainesville, Florida

**INDEPENDENT ACCOUNTANT’S REPORT ON COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS**

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

We have examined the Community Redevelopment Agency’s (the CRA) compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2024. Management is responsible for the CRA’s compliance with those requirements. Our responsibility is to express an opinion on the CRA’s compliance based on our examination.

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

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

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

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

March 27, 2025  
Gainesville, Florida

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

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

We have examined the Community Redevelopment Agency's (the CRA) compliance with Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2024, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

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

In our opinion, the CRA complied, in all material respects, with Section 163.387(6) and (7), Florida Statutes, for the year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

March 27, 2025  
Gainesville, Florida

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## MANAGEMENT LETTER

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 27, 2025.

### 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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Reports on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in that report, which is dated March 27, 2025, 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. No such findings were noted in the preceding financial audit report.

### Official Title and Legal Authority

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

### 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.

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To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

## MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures 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 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.

### **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the CRA must state whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the CRA's geographical boundaries during the fiscal year under audit. Management affirms the following program administrators operated PACE programs within the CRA's geographic boundaries during the year ended September 30, 2024:

- Ygrene Energy Fund Florida LLC  
6403 Blue Lagoon Drive  
Suite 400  
Miami, Florida 33126  
[Customer.care@ygrene.com](mailto:Customer.care@ygrene.com)  
866-634-1358
  
- Florida PACE Funding Agency  
6650 Professional Parkway  
Suite 102  
Sarasota, Florida 34240  
[Info@FloridaPACE.gov](mailto:Info@FloridaPACE.gov)  
850-400-7223

### **Special District Component Unit**

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

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 district employees compensated in the last pay period of the district's fiscal year as 0.

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### MANAGEMENT LETTER

- b. The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. Each construction project with a total cost of at least \$65,000 approved by the district 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 \$0.
- 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 district amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$0.

#### **Additional Matters**

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

#### **Purpose of this Letter**

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

*Purvis Gray*

March 27, 2025  
Gainesville, Florida

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