

ANNUAL REPORT

2022 www.hainescity.com



FOR MORE INFORMATION

Haines City Community Redevelopment Agency
303 Ledwith Avenue, Haines City, FL 33844

Phone: (863) 421-5577

Email: CRAinfo@hainescity.com

Website: www.hainescity.com



HAINES CITY COMMUNITY REDEVELOPMENT AGENCY – CRA



The City of Haines City's Community Redevelopment Agency (CRA) was enacted by Ordinance No. 770 on April 19, 1990. It was amended by Resolution No. 558 on April 4, 1991. As required by the statute, the redevelopment trust fund, referred to as the "CRA Fund," was established in 1990. In 2001, the CRA was significantly expanded to its current size.

Once a railroad town and home to the first citrus processing plant in America (Florida Fruit Products Company), Haines City experienced the boom, bust, and great recession just as many others did. To keep pace with growth and development in neighboring communities, the City expanded its CRA in 2001 to incorporate nearly all city limits. The CRA also bonded extensively to build and develop, carrying out the mission of the CRA and to spur private investment. Those projects, outlined later in the accomplishments section, are what the majority of Tax Increment Financing (TIF) funds have been spent over the years. The city has since been annexed and grown beyond those initial city limits, and the CRA is now positioned to spur economic development again.

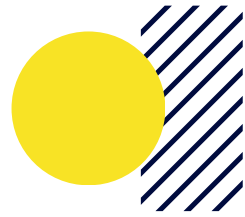
ECONOMIC DEVELOPMENT



2022 has been a year of planning, preparing for a new CRA master plan, an updated work plan, and continuing economic development projects throughout the city. Today, in Haines City, you can see merchants painting and renovating. The dawn of an economic awakening sets above us because of a new sense of opportunity. A man with dreams of owning a restaurant now has a partner in the CRA working as an advocate to find ways to solve problems and provide incentives to stimulate new businesses. Residents and patrons alike now can make and partake, craft and consume. Slowly, more vendors are participating in our maker's market. What is this new thing? What is this new attitude? This is Haines City's CRA re-engaged. Change is best when it is tangible. Building by building, we will refresh. Hand by hand, we will make. Mark by mark, we will leave until Haines City's open business vibrancy is echoed throughout all 23.8 miles.



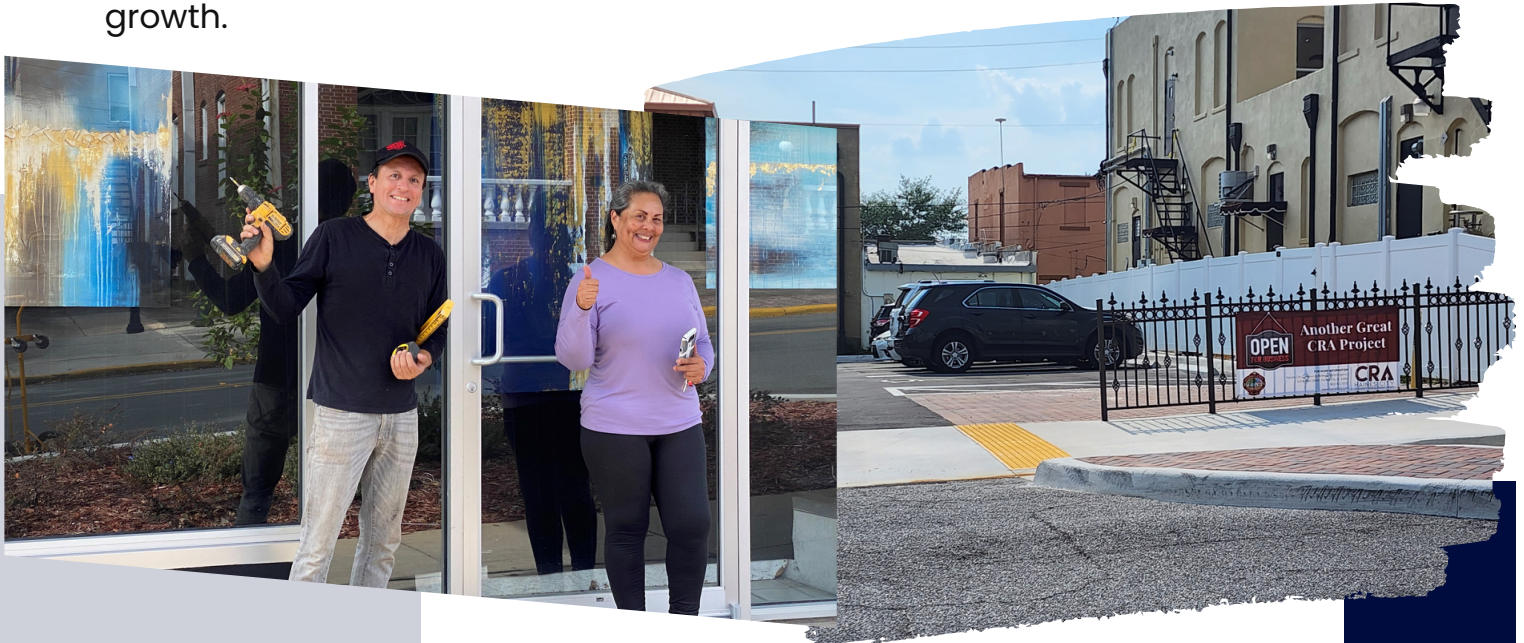
ECONOMIC DEVELOPMENT PROGRAMS



The Haines City CRA emphasizes creating affordable housing, addressing blighted areas, and providing economic opportunities for private-sector redevelopment. This year, the CRA and the City put forth aggressive measures to help secure new businesses and promote partnerships for affordable multi-family projects within the downtown area. Downtown Haines City is comprised of approximately 20 blocks and was historically the heart of commercial and public activity when the city was platted in 1885, shortly after the South Florida Railroad reached the area. While once a thriving core, the downtown has suffered from several major fires, destroying critical historic structures, and the 2008 recession dealt a significant blow to the downtown, which now has a high vacancy rate.

Although the city was reinvested in downtown in the mid-2000s with streetcaping on three key streets and in Railroad Park, additional efforts on multiple fronts will be required to transform downtown Haines City into a great destination. For instance, the City looks the same when it invested in its downtown and Oakland community in 2012. Building and facade restorations have made drastic strides in the past two years, and established incentive programs are starting to see fruitful returns.

One of the critical elements of Haines City's identity is the historic downtown area, listed on the National Register of Historic Places. Its potential for development and restoration should be maximized. Now that we are on the other side of the economic downturn, we are starting to see property values rise and grow inside the CRA. We are starting to see meaningful, contagious growth.



HAINES CITY CRA BOARD MEMBERS



The CRA is made up of a Board, an Advisory Committee, and City staff. The staff of the Planning and Development Services Department works with the CRA Board and Advisory Committee to carry out the Agency's responsibilities and activities. The Board, is comprised of the five members of the City Commission and two appointed residents for a total of seven members, as the decision-making body. Their duties include approving the annual budget and providing direction regarding the approved workplan. The Advisory Committee is a five-member volunteer committee comprised of City residents and business owners appointed by the City Commission.

The Advisory Committee works with the staff to make recommendations to the Board on projects and programs to be included in the annual work plan, budget and project design. The Advisory Committee and Board hold quarterly meetings, and the public is encouraged to attend.



Haines City CRA Board Members

Jayne Hall, Roy Tyler, Omar Arroyo, Morris West, and Anne Huffman

Not Photographed: Citizen Board Members

Albertine Richard and Alejandra Arroyo

The Haines City CRA is a specially focused financing tool for redevelopment. The CRA Board does not establish policies for the city or county; they develop and administer a plan to implement policies for redevelopment. The CRA acts officially as a body distinct and separate from the governing body of the City of Haines City, even when the Board Members serve in dual capacity as elected City Commissioners and CRA Board Members. The CRA has certain powers that the city or county by itself may not have, such as to establish tax increment financing and leverage local public funds with private dollars to make redevelopment happen

Staff



City Manager
CRA Executive Director
James Elensky



CRA Manager
Jane Waters Murphy



Finance Director
Omar DeJesus



Lekia Johnson
CRA Business & Community
Development Officer



Jazmine Beltran
CRA Project Coordinator

PLAN AMENDMENT AND TIME EXTENSION

The Haines City CRA was originally adopted in 1991, and then in June of 2001, the City Commission adopted an ordinance, the "Haines City CRA Redevelopment Plan of 2001." Based on findings of capital improvement needs, the CRA recognized the necessity to extend the duration of the plan to the year 2031.

FUNDING

The Haines City CRA is funded through Tax Increment Financing (TIF). Tax Increment funds are derived from ad valorem property taxes. The CRA is not a taxing authority nor set millage rates or assess property values. Tax increment funds come through existing taxing entities, including the City of Haines and Polk County. The method of determining the funding the CRA receives each fiscal year (Oct. 1 – Sept. 30) is described below. When the CRA was created in 1991, the assessed value of the area was set as the base year tax amount, after the amendment for expansion the tax base was set at the 2001 amount.

After that, any taxes from additional increases in property values are dedicated to the Regular meetings of the Advisory Committee, which are held on the third Tuesday of every other month, beginning at 5:30 pm in the City Hall Commission Chambers, located on the first floor of City Hall, 620 E Main Street. The CRA Board meets quarterly and as needed on the City Commission meetings evenings. City Commissioner meetings occur on the first and third Thursday of every month. Public notice is given two weeks in advance of all CRA Board meetings.

Redevelopment agency. In each subsequent year, the Polk County Property Appraiser determines the area's assessed value. The difference between the assessed value of the base year and the current year is calculated, referred to as the "increment." The increment is multiplied by the millage rate of each contributing taxing entity. The taxing entity remits 95% of that amount of money to the CRA Trust Fund.

CITIZENS ADVISORY COMMITTEE

The Advisory Committee's regular meetings are held on the third Tuesday of every other month, beginning at 5:30 pm, in the City Hall Commission Chambers, located on the first floor of City Hall, 620 E Main Street. The CRA Board meets quarterly and as needed on the evenings of the City Commission meetings. City Commissioner meetings occur on the first and third Thursday of every month. Public notice is given two weeks in advance of all CRA Board meetings.

CRA OBJECTIVES

OBJECTIVE 1.

Re-establish the downtown as a regional destination for commercial activity and entertainment.

OBJECTIVE 2.

Improve the physical appearance of the downtown to stimulate private investment.

OBJECTIVE 3.

Improve access and visibility for the downtown.

OBJECTIVE 4.

Provide recreational opportunities for the citizens of Haines City that are readily accessible and improve the quality of life for residents. Preserve land as public parks and open space for current and future neighborhoods.

OBJECTIVE 5.

Improve Haines City's competitive position in the regional market.

OBJECTIVE 6.

Encourage growth and development in the commercial and industrial sectors of the local economy.

OBJECTIVE 7.

Provide necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occur within the City.

OBJECTIVE 8.

Create a safe, efficient traffic circulation system that provides sufficient access to all modes of transportation between activity centers within the redevelopment area and the balance of the community.

OBJECTIVE 9.

Establish the administrative, financial, and programmatic mechanisms necessary to achieve the goals and objectives of the Haines City Redevelopment Plan.

OBJECTIVE 10.

Devise planning strategies and develop a practical regulatory framework to ensure well-managed growth throughout the City while accomplishing redevelopment program directives.

OBJECTIVE 11.

Provide for the community's public health, safety, morals, and welfare.



APPROVED WORKPLAN GOALS



On September 5, 2019, the Haines City Community Redevelopment Agency (CRA) Board approved a three-year work plan that outlined goals and objectives to be completed by 2022.

The plan was inclusive of the following key components:

- Revised Northeast (Oakland) Neighborhood Plan
- CRA Citizen's Committee
- CRA Consultant
- Façade Grants
- CRA Impact Fee Payment Program
- Targeted Incentives
- CRA Marketing Plan
- Downtown Plan Updated
- Wayfinding Signage
- Downtown Multi-Family Project
- 7th Street Parking Lot
- Eastside Redevelopment Plan
- CRA Plan Update
- Langston Avenue Property Development
- Develop Housing in CRA
- Implement Housing Repair Program
- Building Redevelopment Grant Program
- Downtown Municipal Complex / Parking Garage
- Eastside Neighborhood Park

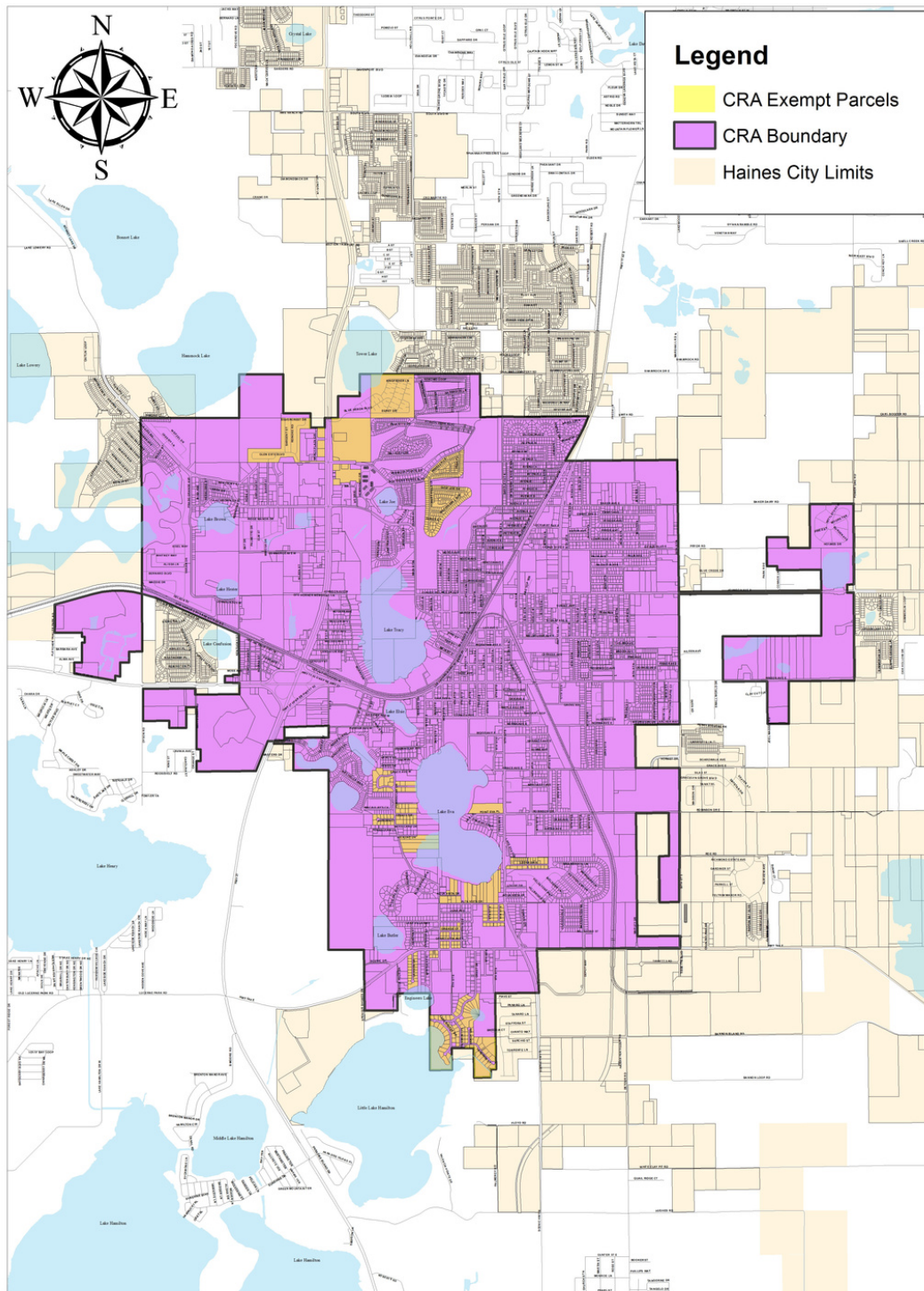


HAINES CITY
THE HEART OF FLORIDA

DISTRICT BOUNDARIES

The City's CRA is approximately eight (8) square miles.

Population 33,629
(Population in 2020: 26,669)



Haines City Community Redevelopment Area
Adopted June 21, 2001
Ordinance No. 01-994

Retail Redevelopment



One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs encouraging private investment into properties have proven successful in carrying out this redevelopment function.

The Haines City CRA has created Structure Rehabilitation and Beautification & Façade Grant programs for the three (3) CRA subareas to encourage private investment in commercial properties. The program addresses vital statutorily defined blight conditions in the CRA, including falling lease rates, vacant or underutilized commercial space, obsolete or substandard interior spaces, inadequate life safety and/or accessibility provisions, and deteriorating or inappropriate facades.

Additionally, the appearance and use of buildings and structures are the basis of the public's overall impression of Haines City as it plays a vital role in marketing Haines City as a special place. Improving the physical appearance and use of buildings will promote business operations' attraction and retention and economic growth.

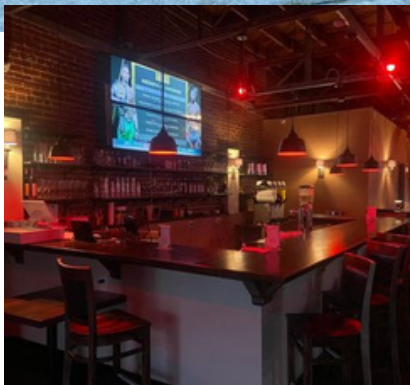
There are three subareas of the Haines City Community Redevelopment Agency (CRA).

1. Historic Downtown
2. Northeast / Oakland Retail
3. Southeast Retail

All grant awards for every subarea follow the same general process and requirements.



Annie's Square



Haines City SIP



Joe's Garage



rehab & repair affordable housing

The CRA Office is often a “first-stop” location for citizens seeking answers to available programs.

These opportunities allow valuable data to be collected for rehabilitation and revitalization purposes.

Establishing trust is the first step in neighborhood revitalization.



Painted 15 Homes
Project Sponsored by
Community Stakeholders
Total Value Sponsored:
\$82,500 (approximately)

Rehabilitation and Repair
Program: Roofing -
Structural Integrity
Applications Submitted: 53
Roofs Completed: 28
Budget Expended: \$293,409



Oakland Community Garden

The grand opening took place on November 7, 2020. The garden's location is unique and vital – the City repurposed a historic and beloved space within the Northeast/Oakland Community. Once a pool that brought the community together in laughter and fun, this location will now be home to a garden that forever grows, teaching the importance of preserving history, heritage, and community through wellness and food sustainability programming. All Haines City residents and visitors are welcome to access the garden. Currently, hours of operation have not yet been established. No fees are involved.

Phase II and the UPDATED Project

Community Stakeholders have contributed time, resources, and finances to provide a quality garden for neighborhood residents, the Boys & Girls Club youth, and seniors. As this project enters year three, it will transition fully to a STEAM (science, technology, engineering, arts, and math education) garden for the community,



Business Recruitment & Small Business Development Center

Marketing for retail locations. The purpose of this project is to market for desired or targeted business in the historic downtown core and CRA retail districts.

In partnership with the Board of County Commission, the Haines City Economic Development Center the Haines City Accelerator opened in 2022 as a resource for new and startup businesses, a recruitment center for new retail businesses, and an education center.



HAINES CITY ACCELERATOR
Small Business Development Center

21 Workshops - 393 attendees

1 Business Expo - 98 Vendors; approximately 1200 attendees

Private business counseling - 37 attendees

HAINES CITY
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

TABLE OF CONTENTS

	<u>Page</u>
FINANCIAL SECTION	
Independent Auditor's Report	1-3
Discussion and Analysis	4-8
Basic Financial Statements	
Government-wide Financial Statements	9
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements – Governmental Funds	
Balance Sheet – General Fund	11
Reconciliation of Governmental Funds Balance Sheet to the Statement of Net Position	12
Statement of Revenues, Expenditures and Changes in Fund Balance – General Fund	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance – General Fund to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget (GAAP Basis) and Actual – General Fund	15
OTHER REPORTS	
Notes to Financial Statements	16-22
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 <i>Government Auditing Standards</i>	23 and 24
Schedule of Findings and Responses	
25 Summary Schedule of Prior Year Findings	26
Independent Auditor's Management Letter	27 and 28
Independent Accountant's Report – Investment Compliance	29



INDEPENDENT AUDITOR'S REPORT

Board of Directors and Executive Director
Haines City Community Redevelopment
Agency Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 on pages 4 through 8 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.

Government Auditing Standards

Other Reporting Required by

In accordance with *Government Auditing Standards*, we have also issued our report dated April 7, 2023, 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 CRA's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Bradenton,
Florida April 7,
2023

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FOR THE YEAR ENDED SEPTEMBER 30, 2022
MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the report presents our discussion and analysis of the performance of the Haines City Community Redevelopment Agency (the "CRA") during the year ended September 30, 2022. Please read it in conjunction with the CRA's financial statements, which follow this section.

Financial Highlights

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$7,486,220 (net position). Of this amount, 5,588,569 was reflected as restricted for community redevelopment.

The CRA's total net position increased by \$3,194,448 over the course of this year's

operations

primarily caused by less than anticipated spending in redevelopment programs.

The CRA's General Fund reported an ending fund balance of \$5,787,527, an increase of \$2,950,606 from the prior period which resulted from excess revenues over expenditures.

Overview of the Financial Statements

The financial section of this annual report consists of two parts: (1) management's discussion and analysis (this section), and (2) the basic financial statements.

Basic Financial Statements

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FOR THE YEAR ENDED SEPTEMBER 30, 2022
MANAGEMENT'S DISCUSSION AND ANALYSIS

□ The *statement of activities* presents the revenues and expenses of the CRA. The items presented on the statement of activities are measured in a manner like the approach used in the private sector in that revenues are recognized when earned and expenses are reported when incurred. Accordingly, revenues are reported even when they may not be collected for several months after the end of the accounting period and expenses are recorded even though they may not have used cash during the current period.

Both of the government-wide financial statements distinguish functions of the CRA that are principally supported by taxes and intergovernmental revenue (governmental activities). The governmental activities of the CRA are mainly economic environment activities.

Fund financial statements. The focus of fund financial statements is directed to specific activities of the CRA. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental fund. The CRA has only one governmental fund, a General Fund. Financial statements consist of a balance sheet and a statement of revenue, expenditures, and change in fund balance. These statements are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted to cash. For example, amounts reported on the balance sheet include items such as cash and receivables but do not include capital assets such as land and buildings. The difference between a fund's total assets and total liabilities is the fund balance, and generally indicates the amount that can be used to finance the next fiscal year's activities. The operating statement for governmental funds reports only those revenues that were collected during the current period or very shortly after the end of the year. Expenditures are generally recorded when incurred.

For the most part, the balances and activities accounted for in governmental funds are also reported in the governmental activities columns of the government-wide financial statements. However, because different accounting bases are used to prepare governmental fund financial statements and government-wide financial statements, there are often significant differences between the totals presented. For this reason, there is an analysis after the governmental fund balance sheet that reconciles the total fund balance for the governmental fund to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis after the statement of revenue, expenditures, and changes in fund balance that reconciles the total change in fund balance for the General Fund to the change in net position as reported in the governmental activities column in the statement of activities.

Notes to the basic 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.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FOR THE YEAR ENDED SEPTEMBER 30, 2022
MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-Wide Financial Analysis

The table below presents a summary of net position as of September 30, 2022 and 2021 derived from the government-wide statement of net position:

Statement of Net Position

	2022	2021	Change
Current and other assets	\$ 6,028,437	\$ 2,909,753	\$ 3,118,684
Capital assets	18,595,268	19,714,286	(1,119,018)
Total assets	<u>\$ 24,623,705</u>	<u>\$ 22,624,039</u>	<u>\$ 1,999,666</u>
Long-term liabilities	\$ 15,306,797	\$ 16,697,617	\$ (1,390,820)
Other liabilities	1,830,688	1,634,650	196,038
Total liabilities	<u>\$ 17,137,485</u>	<u>\$ 18,332,267</u>	<u>\$ (1,194,782)</u>
Net investment in capital assets	\$ 1,897,651	\$ 1,669,671	\$ 227,980
Restricted	5,588,569	2,622,101	2,966,468
Total net position	<u>\$ 7,486,220</u>	<u>\$ 4,291,772</u>	<u>\$ 3,194,448</u>

As noted earlier, net position may serve, over time, as a useful indication of the CRA's financial position. At the close of the most recent fiscal year, the CRA's assets exceeded its liabilities by \$7,486,220.

The CRA's total net position is divided between restricted, at 74.7%, representing resources that are available for spending and net investment in capital assets at 25.3%. Net investment in capital assets reflects the CRA's investment in capital assets reduced by the amount of outstanding related liabilities used to acquire or construct these assets. Although the capital assets are shown net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FOR THE YEAR ENDED SEPTEMBER 30, 2022
MANAGEMENT'S DISCUSSION AND ANALYSIS

The table below presents a summary of changes in net position for the years ended September 30, 2022 and 2021 as derived from the government-wide statement of activities:

Statement of Activities			
	2022	2021	Change
Revenues			
Program revenues			
Operating grants and contributions	\$ 10,000	\$ 9,017	\$ 983
General revenues			
Property tax assessments	3,022,652	2,718,704	303,948
Intergovernmental	3,371,300	2,986,190	385,110
Miscellaneous income	6,906	7,141	(235)
Total revenues	<u>6,410,858</u>	<u>5,721,052</u>	689,806
Expenses			
General government	-	2,341	(2,341)
Public safety	66,307	82,391	(16,084)
Culture and recreation	1,637,355	2,087,733	(450,378)
Economic environment	1,015,606	1,369,321	(353,715)
Interest and other fiscal charges	497,142	536,222	(39,080)
Total expenses	<u>3,216,410</u>	<u>4,078,008</u>	(861,598)
Change in net position	<u>3,194,448</u>	<u>1,643,044</u>	1,551,404
Beginning net position	4,291,772	2,648,728	1,643,044
Ending net position	<u>7,486,220</u>	<u>4,291,772</u>	3,194,448
	<u>\$</u>	<u>\$</u>	<u>\$</u>

Governmental Activities

Governmental activities increased the CRA's net position by \$3,194,448 caused by the increased tax base revenue and lower expenditures.

Financial Analysis of the CRA General Fund

As noted earlier, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. 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, the *fund balance* at year-end provides the resources available for spending.

Budgetary Highlights

There were no changes between the CRA's original budget and the final budget for 2022. Total actual expenditures were less than budget by \$3,626,248 due mostly to approved projects that were not completed by September 30, 2022.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
FOR THE YEAR ENDED SEPTEMBER 30, 2022
MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Assets and Long-Term

Liabilities Capital Assets. As of September 30, 2022 and 2021, the CRA had \$18,595,268 and \$19,714,286, respectively, invested in a variety of capital assets, as reflected in the following schedule:

Capital Assets (Net of Accumulated Depreciation)

	2022	2021	Change
Land	\$ 825,703	\$ 825,703	\$ -
Construction in progress	283,445	11,605	271,840
Buildings and improvements	12,236,562	13,233,308	(996,746)
Equipment	233,143	234,691	(1,548)
Infrastructure	5,016,415	5,408,979	(392,564)
	<u>\$ 18,595,268</u>	<u>\$ 19,714,286</u>	<u>\$ (1,119,018)</u>

Capital assets decreased in the current year due primarily to current year depreciation being higher than current year additions.

Long-term liabilities. As of year-end, the CRA had \$16,697,617 in long-term debt, which consist of two notes with maturities extending through fiscal year 2033.

The debt position of the CRA is summarized below. Additional information can be found in Note 5 Long-Term Liabilities:

2022 2021 Change

CenterState Bank Loans Payable	\$ 16,697,617	\$ 18,044,615	\$ (1,346,998)
	<u> </u>	<u> </u>	<u> </u>

Request for Information

This financial report is designed to provide residents, taxpayers, customers and creditors with a general overview of the CRA's finances and to demonstrate the CRA's accountability. For questions concerning the information in this report or requests for additional financial information, contact the City's Chief Financial Officer at 620 East Main Street, Haines City, Florida 33844.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	Governmental Activities
<hr/>	
ASSETS	
Cash	\$ 6,028,437
Capital assets, nondepreciable	1,109,148
Capital assets, depreciable, net of accumulated depreciation	<u>17,486,120</u>
Total assets	<u>24,623,705</u>
LIABILITIES	
Current liabilities	
Accounts payable and accrued liabilities	240,910
Accrued interest	198,958
Noncurrent liabilities	
Due within one year	1,390,820
Due in more than one year	<u>15,306,797</u>
Total liabilities	<u>17,137,485</u>
NET POSITION	
Net investment in capital assets	1,897,651
Restricted	5,588,569
Total net position	<u><u>\$ 7,486,220</u></u>

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

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

Functions/Programs	Program Revenues	Operating Capital	Charges for Grants and Grants and	Expenses Services Contributions Contributions	Net (Expense) Revenue and Changes in Net Position Governmental Activities
Governmental activities					
Public safety	\$ 66,307	\$ -	\$ -		\$ (66,307)
Culture and recreation				1,637,355 - -	(1,637,355)
Economic environment				1,015,606 - 10,000 -	(1,005,606)
Interest and other fiscal charges				497,142 - -	(497,142)
Total governmental activities	\$ 3,216,410	\$ -	\$ 10,000	\$ - General revenues	(3,206,410)
	Property taxes				
	Intergovernmental revenue (not restricted to specific programs)				3,022,652
	Unrestricted investment earnings				
	Total general revenues				3,371,300
					6,906
	Change in net position				6,400,858
	Net position, beginning				
	Net position, ending				3,194,448
					4,291,772
					\$ 7,486,220

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

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2022

ASSETS

Cash	\$ 6,028,437
Total assets	<u>\$ 6,028,437</u>

LIABILITIES AND FUND BALANCE

LIABILITIES

Accounts payable and accrued liabilities	\$ 240,910
Total liabilities	<u>240,910</u>

FUND BALANCE

Restricted for:	
Community redevelopment	<u>5,787,527</u>
Total fund balance	<u>5,787,527</u>
Total liabilities and fund balance	<u>\$ 6,028,437</u>

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

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

Total fund balance, General Fund		\$ 5,787,527
Amounts reported for the governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
	Capital assets \$ 36,626,634	
Less accumulated depreciation	<u>(18,031,366)</u>	18,595,268
Long-term liabilities are not due and payable in the current period and therefore are not reported in the General Fund.		
CenterState Bank Loan, Series 2014	(1,133,880)	
CenterState Bank Loan, Series 2016 Refunding	(15,563,737)	
Accrued interest expense	<u>(198,958)</u>	
		<u>(16,896,575)</u>
Total net position, governmental activities		<u>\$ 7,486,220</u>

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

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
 (A Component Unit of the City of Haines City, Florida)
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 GENERAL FUND
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

REVENUES	
Property taxes	\$ 3,022,652
Intergovernmental - tax increment financing	3,371,300
Investment earnings	6,906
Other revenues	10,000
Total revenues	<u>6,410,858</u>
EXPENDITURES	
Current	
Public safety	66,307
Culture and recreation	357,085
Economic environment	827,069
Debt service	
Principal	1,346,998
Interest	513,004
Capital outlay	349,789
Total expenditures	<u>3,460,252</u>
Net change in fund balance	2,950,606
Fund balance, beginning	<u>2,836,921</u>
Fund balance, ending	<u><u>\$ 5,787,527</u></u>

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

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
 (A Component Unit of the City of Haines City, Florida)
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE – GENERAL FUND TO THE STATEMENT OF ACTIVITIES
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

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

Net change in fund balance, General Fund	\$	2,950,606
--	----	-----------

The General Fund reports capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital outlays in the current period.

	Capital outlay \$ 345,445	
	Depreciation expense (1,464,463)	
		(1,119,018)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

1,346,998

Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are used. The net change associated with these expenses/expenditures is as follows:

Accrued interest

Change in net position of governmental activities		15,862
	\$	3,194,448

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

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
 (A Component Unit of the City of Haines City, Florida)
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 BUDGET (GAAP BASIS) AND ACTUAL – GENERAL FUND
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Original Budget	Final Budget	Actual Amount	Variance With Final Budget
Revenues				
Property taxes \$	3,175,525	\$ 3,175,525	\$ 3,022,652	\$ (152,873)
Intergovernmental - tax increment financing	3,905,975	3,905,975	3,371,300	(534,675)
Investment earnings	5,000	5,000	6,906	1,906
Other revenues	-	-	10,000	10,000
Total revenues	<u>7,086,500</u>	<u>7,086,500</u>	<u>6,410,858</u>	<u>(675,642)</u>
Expenditures				
Current				
Public safety	144,585	144,585	66,307	78,278
Culture and recreation	570,395	570,395	357,085	213,310
Economic environment	1,191,370	1,191,370	827,069	364,301
Debt service				
Principal	1,346,998	1,346,998	1,346,998	-
Interest	511,152	511,152	513,004	(1,852)
Capital outlay	3,322,000	3,322,000	349,789	2,972,211
Total expenditures	<u>7,086,500</u>	<u>7,086,500</u>	<u>3,460,252</u>	<u>3,626,248</u>
Net change in fund balance	-	-	2,950,606	2,950,606
Fund balances,	<u>2,836,921</u>	<u>2,836,921</u>	<u>2,836,921</u>	-
beginning Fund	<u>\$ 2,836,921</u>	<u>\$ 2,836,921</u>	<u>\$ 5,787,527</u>	<u>\$ 2,950,606</u>
balances, ending				

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The Community Redevelopment Agency (the “CRA”) was created on April 4, 1991, by Resolution No. 558 under Section 163.356, Florida Statutes. Its sole purpose is to finance and redevelop the City of Haines City, Florida’s (the “City”) designated redevelopment areas. The CRA is governed by a seven member Board; five members are the City Commission members and the other two are appointed by the City Commission.

The CRA was established in accordance with the Community Redevelopment Act of 1969. This state act allows municipalities to use increases in property tax revenue to finance the necessary public investments in the project area. In accordance with provisions of this act, the CRA developed and implemented a Community Redevelopment Plan to remove the conditions of slum and blight that existed within the City’s core and the adjacent residential areas.

Funding for redevelopment and restoration projects that are essential for the reduction of slum and blight and the stimulation of private sector revitalization efforts is provided primarily from the tax increment generated by the increased valuation of properties within the community redevelopment area. Increases in property tax revenue above the baseline assessment that was established upon adoption of the Community Redevelopment Plan is set aside in the Community Redevelopment Trust Fund and can be utilized only for projects identified in the plan.

The CRA is a separate entity from the City. However, the City Commission of the City of Haines City serves substantially as the CRA Board and performs the legislative functions, governing duties and corporate responsibilities of the agency. The City Manager serves as the executive director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Community Services, Developmental Services, Finance, and Engineering, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

B. Government-Wide and Fund Financial Statements

The basic financial statements consist of the government-wide financial statements and fund financial statements.

The government-wide financial statements include a statement of net position and a statement of activities. These statements report on the CRA as a whole and provide a complete financial picture of the CRA.

The government-wide statement of net position reports all financial and capital resources of the CRA’s governmental activities. Governmental activities are those supported by taxes and intergovernmental revenue. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Although there were none, program revenues include charges for services that are recovered directly from customers for services rendered. Taxes and other items not properly included among program revenues are reported instead as general revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Since the CRA fund financial statements are presented on a different measurement focus and basis of accounting than the government-wide financial statements, reconciliations are provided that briefly explain the adjustments necessary to reconcile the governmental fund financial statements to the government-wide governmental activities financial statements.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 reported 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.

The governmental fund financial statements (the “General Fund”) are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are generally recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used 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. However, debt service expenditures, as well as expenditures related to compensated absences are recorded only when payment is due.

D. Deposits

The CRA considers cash on hand, cash with fiscal agents, and overnight investments with original maturities of less than three months to be cash and cash equivalents. The CRA pools its cash balances with the City.

E. Receivables

Receivables consist of trade receivables and amounts due from other governments and are recorded net of any allowance for uncollectible amounts, if applicable.

Activity between the CRA and the City that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year (if any) are reported as “advances to/from other funds.” All other outstanding balances between the CRA and City (if any) are reported as “due to/from other funds.”

F. Capital Assets

Capital assets, including land, buildings and improvements, infrastructure, intangibles, and vehicles and equipment, are reported in the government-wide financial statements. Capital assets are those that have a useful life of greater than one year and a value of greater than \$5,000. Capital assets are stated at cost in the government-wide financial statements. Donated capital assets are stated at acquisition cost on the date contributed. Depreciation is recorded in the government-wide statements as an operating expense for all assets meeting the CRA’s capitalization threshold. 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. Depreciation is provided over estimated useful lives using the straight-line method. Estimated useful lives are as follows:

Buildings and improvements 5-40 years

Equipment 5-10 years

Infrastructure 10-25 years

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Long-Term Obligations

In the government-wide financial statements, long-term obligations are reported as liabilities in the statement of net position.

H. Fund Balance/Net Position

In the fund financial statements, the General Fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints imposed on the use of resources reported. Amounts that are restricted to specific purposes either by: (a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the Board of Directors through a resolution are classified as committed fund balances. These constraints remain binding unless removed or changed in the same manner employed to commit those resources by resolution. Amounts that are constrained by the CRA's intent to be used for specific purposes, however, are neither restricted, nor committed are classified as assigned fund balances. Assignments are approved by the Executive Director.

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 an amount that has not been restricted, committed, or assigned to specific purposes within the General Fund. When both restricted and unrestricted fund balances are available for use, it is the CRA's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

Net position of the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. The first category represents capital assets net of accumulated depreciation, less outstanding debt related to the acquisition or construction of the capital assets.

The restricted category, if any, represents the balance of assets restricted by requirements of revenue bonds and other externally imposed constraints or by legislation. Unrestricted net position represents resources that are available for spending.

I. Budgetary Data

On or before September 1 of each year, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing October 1. A public hearing is conducted at City Hall to obtain taxpayer comments. Prior to October 1, the budget is legally enacted through passage of an ordinance.

As set forth in the City Charter, the CRA Board legally adopts an annual budget for the General Fund. The annual budget for the General Fund is prepared in accordance with GAAP for governmental fund types (modified accrual basis). All annual appropriations lapse at fiscal year-end.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Budgetary Data (Continued)

Budgetary control is legally maintained at the fund level. City and CRA policy requires that expenditures do not exceed budgeted appropriations at the department level. Department heads are permitted to transfer appropriations between line items within their department, with the approval of the Finance Director and City Manager. Appropriations may be transferred between departments with the approval of the Finance Director and City Manager. The City Commission approves budget amendments for expenditures/expenses which are funded by new or increased revenue sources through passage of an ordinance. All outstanding commitments at fiscal year-end are re-appropriated at fiscal year-end as part of the following year's budget.

J. 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 deferred outflows of resources, and liabilities and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Actual results could differ from those estimates.

K. Risk Management

The CRA is insured, through the City's self-insurance program, for general liability, health, directors and officers, and property damage. There are no outstanding general liability claims related to the CRA.

NOTE 2 – TAX INCREMENT REVENUE

The primary source of revenue is tax increment funds received through the City of Haines City and Polk County. The revenue from the City is treated as property taxes, while the remainder is recorded as intergovernmental revenue – tax increment financing.

NOTE 3 – DEPOSITS AND INVESTMENTS

At September 30, 2022, the bank balances of the CRA's deposits was \$6,028,437. All of the CRA's public deposits are held in qualified public depositories pursuant to Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*. 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 pledging level. The pledging level may vary depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 4 – CAPITAL ASSETS

The following is a summary of capital asset activity for the year ended September 30, 2022:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets, not being depreciated				
Land	\$ 825,703	\$ -	\$ -	\$ 825,703
Construction in progress	11,605	271,840	-	283,445
Total capital assets not being depreciated	<u>837,308</u>	<u>271,840</u>	<u>-</u>	<u>1,109,148</u>
Capital assets, being depreciated				
Buildings and improvements	25,211,639	-	-	25,211,639
Equipment	381,970	49,105	-	431,075
Infrastructure	9,850,272	24,500	-	9,874,772
Total capital assets being depreciated	<u>35,443,881</u>	<u>73,605</u>	<u>-</u>	<u>35,517,486</u>
Less accumulated depreciation for				
Buildings and improvements	(11,978,331)	(996,746)	-	(12,975,077)
Equipment	(147,279)	(50,653)	-	(197,932)
Infrastructure	(4,441,293)	(417,064)	-	(4,858,357)
Total accumulated depreciation	<u>(16,566,903)</u>	<u>(1,464,463)</u>	<u>-</u>	<u>(18,031,366)</u>
Total capital assets being depreciated, net	<u>18,876,978</u>	<u>(1,390,858)</u>	<u>-</u>	<u>17,486,120</u>
Capital assets, net	<u>\$ 19,714,286</u>	<u>\$ (1,119,018)</u>	<u>\$ -</u>	<u>\$ 18,595,268</u>

Depreciation expense in the amount of \$1,280,270 was charged to culture and recreation and \$184,193 was charged to the economic environment function for the year ended September 30, 2022.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 5 – LONG-TERM LIABILITIES

Summarized below is the CRA's debt issued to finance the acquisition and construction of major capital facilities that is outstanding as of September 30, 2022:

1. Governmental activities debt (direct borrowings)

\$4,636,000 total loan payable, 44% of which is payable by the CRA (\$1,133,880 in principal remaining at September 30, 2022), CenterState Bank–Funds borrowed during fiscal year 2016 to refund two previous notes with Municipal Loan Council. Annual payments will be made over a 15 year period, including interest at 2.70%.

\$24,109,000 loan payable, approximately 90% of which is payable by the CRA (\$15,563,737 in principal remaining at September 30, 2022), CenterState Bank–Funds borrowed during fiscal year 2017 to refund \$2,725,000 of the Police Station Loan from the Florida Municipal Loan Council and \$21,780,000 of the CRA projects loan from the Florida Municipal Loan Council. Semi-annual payments will be made over a 17 year period, including interest at 2.95%.

The following is a summary of long-term liabilities for the year ended September 30, 2022:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<u>Governmental Activities:</u>					
Direct Borrowings:					
CenterState Bank Loan, Series 2014	\$ 1,259,280	\$ -	\$ (125,400)	\$ 1,133,880	\$ 128,920
CenterState Bank Loan, Series 2016 Refunding	16,785,335	-	(1,221,598)	15,563,737	1,261,900
Total governmental activities long-term liabilities	<u>\$18,044,615</u>	<u>\$ -</u>	<u>\$ (1,346,998)</u>	<u>\$16,697,617</u>	<u>\$ 1,390,820</u>

A summary of annual debt service requirements as of September 30, 2022 is as follows:

Fiscal Year	Notes Payable from Direct Borrowings		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Ending			
2023	\$ 1,390,820	\$ 471,132	\$ 1,861,952
2024	1,432,851	429,857	1,862,708
2025	1,478,464	387,298	1,865,762
2026	1,522,286	343,429	1,865,715
2027	1,567,444	298,262	1,865,706
2028-2032	\$ 7,825,324	781,780	8,607,104
2033	1,480,428	21,836	1,502,264
	<u>16,697,617</u>	<u>\$ 2,733,594</u>	<u>\$ 19,431,211</u>

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 6 – DEPOSITS AND WITHDRAWALS

Pursuant to Florida Statue 163.387, listed below is a summary of the sources and amounts of deposits into, and the amount and purpose of withdrawals from the CRA for the fiscal year ended September 30, 2022:

	<u>Revenues</u>	<u>Expenditures</u>
Source of Revenues		
Ad valorem taxes	\$ 3,022,652	\$ -
Intergovernmental	3,371,300	-
Interest	6,906	-
Other revenues	10,000	-
Purpose of Expenditures		
Public safety	-	66,307
Economic environment	-	357,085
Culture and recreation	-	827,069
Capital outlay	-	349,789
Debt service	-	1,860,002
	<u>\$ 6,410,858</u>	<u>\$ 3,460,252</u>

NOTE 7 – CONTINGENT LIABILITIES

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

NOTE 8 – RISK MANAGEMENT

The CRA is exposed to various risks of loss, including general liability, personal injury, workers compensation, and errors and omissions. To manage its risks, the CRA has purchased commercial insurance.

NOTE 9 – SUBSEQUENT EVENTS

The CRA has evaluated all subsequent events through April 7, 2023 the date the financial statements were available to be issued.



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

Board of Directors and Executive Director
Haines City Community Redevelopment Agency
Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of the Haines City Community Redevelopment Agency (the "CRA"), (a component unit of the City of Haines City, Florida), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated April 7, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Mauldin & Jenkins, LLC

Bradenton,
Florida April 7,
2023

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial
statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

Material weaknesses identified? ____ Yes X No

Significant deficiencies identified not considered

to be material weaknesses? ____ Yes X None reported

Noncompliance material to financial statements noted? ____ Yes X No

Federal Awards and State Financial Assistance Projects

The Haines City Community Redevelopment Agency did not expend \$750,000 in federal or state funds during
~~its fiscal year ended September 30, 2022.~~

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

HAINES CITY COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Haines City, Florida)

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

None.



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Board of Directors and Executive Director
Haines City Community Redevelopment Agency
Haines City, Florida

Report on the Financial Statements

We have audited the financial statements of the Haines City Community Redevelopment Agency (the "CRA"), (a component unit of the City of Haines City, Florida) as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated April 7, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standard* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 7, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Specific Information

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

- a. There were eight employees compensated in the last pay period of the CRA's fiscal year.
- b. There were no independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal.
- c. There was \$11,024 compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency.
- d. There were no compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency.
- e. There was one construction projects with a total cost of at least \$65,000 approved by the CRA that began on or after October 1 of the fiscal year being reported at a total cost of \$114,496.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the CRA amends a final adopted budget under Section 189.016(6), Florida Statutes, has been presented on page 15 of this report.

Additional Matters

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

Purpose of this Letter

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

Mauldin & Jenkins, LLC

Bradenton, Florida
April 7, 2023



INDEPENDENT ACCOUNTANT'S REPORT

Board of Directors and Executive Director
Haines City Community Redevelopment Agency
Haines City, Florida

We have examined the Haines City Community Redevelopment Agency (the "CRA"), (a component unit of the City of Haines City, Florida) compliance with Sections 218.415, 163.387(6), and 163.387(7), Florida Statutes, during the year ended September 30, 2022. Management of the CRA is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

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

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

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

Bradenton, Florida
April 7, 2023

A handwritten signature in cursive script that reads "Mauldin & Jenkins, LLC".