

***Downtown Tarpon Springs  
Community Redevelopment  
Agency***

***(A Component Unit of the City of Tarpon Springs, Florida)***

***Financial Statements***

***Fiscal Year Ended September 30, 2021***

***Downtown Tarpon Springs Community Redevelopment Agency***

***(A Component Unit of the City of Tarpon Springs, Florida)***

***FINANCIAL STATEMENTS***

***For the Fiscal Year Ended September 30, 2021***

***MAYOR AND BOARD OF COMMISSIONERS***

***Chrisostomo Alahouzos, Mayor***

***Jacob Karr, Vice-Mayor***

***Townsend Tarapani, Commissioner***

***Connor Donovan, Commissioner***

***Costa Vatikiotis, Commissioner***

***ADMINISTRATION***

***Mark G. LeCouris, City Manager***

***Ron Haring, Finance Director***

***Michelle Mims, Assistant Finance Director***

***Irene S. Jacobs, City Clerk***

***Thomas Trask, City Attorney***

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY**  
*(A Component Unit of the City of Tarpon Springs, Florida)*

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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***FINANCIAL SECTION***

***Independent Auditor's Report***  
***Management's Discussion and Analysis***  
***Basic Financial Statements***



## INDEPENDENT AUDITOR'S REPORT

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Board Members and Executive Director  
Downtown Tarpon Springs Community Redevelopment Agency  
Tarpon Springs, Florida

### **Report on the Financial Statements**

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

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

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

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

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

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**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and major fund (the "General Fund") of the CRA, as of September 30, 2021, 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.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with 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 28, 2022, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is 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.

Bradenton, Florida  
March 28, 2022

*Mauldin & Jenkins, LLC*

## MANAGEMENT'S DISCUSSION AND ANALYSIS

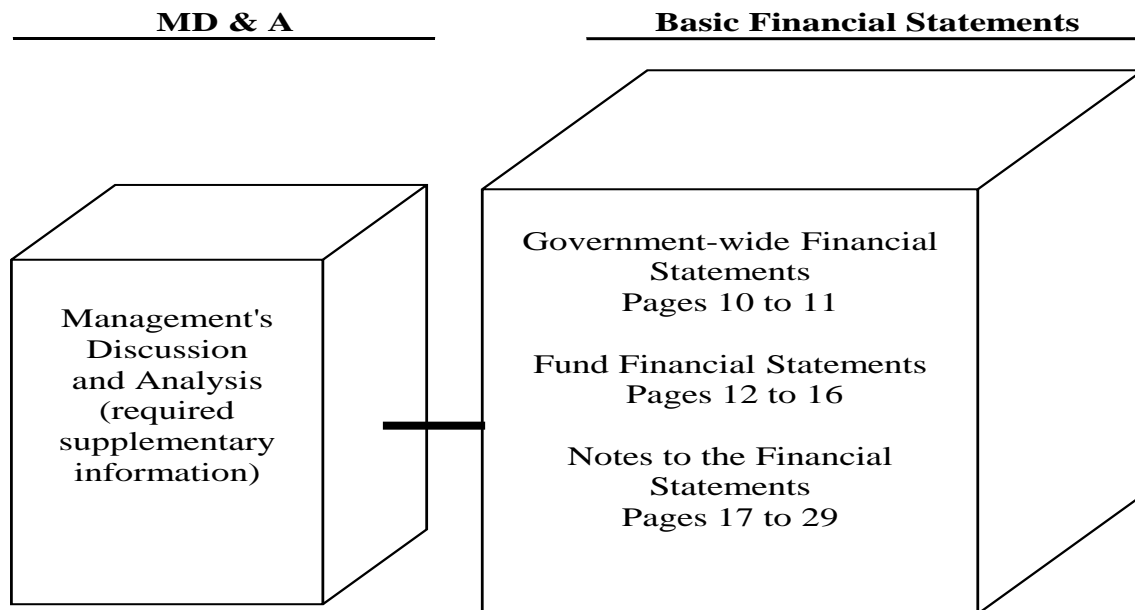
As management of the Downtown Tarpon Springs Community Redevelopment Agency (the "CRA"), we offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2021.

### FINANCIAL HIGHLIGHTS

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$3,782,796 (net position). Of this amount, \$316,059 (restricted net position) may be used to meet the CRA's ongoing obligations to citizens and creditors. The CRA's total net position increased by \$206,298.
- As of the close of the current fiscal year, the CRA's governmental fund reported combined ending fund balance of 315,879, a decrease of \$400,219 in comparison with the prior year. The portion of this total amount, \$315,879, is available for spending at the CRA's discretion (restricted fund balance).
- At the end of the current fiscal year, restricted fund balance for the CRA fund was \$315,879, or 33% of the total CRA fund expenditures.
- The CRA does not have any debt as of September 30, 2021.

### USING THIS ANNUAL REPORT

The following graphic provides information and location on the Basic Financial Statements and the Required Supplementary Information.



### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

## **Government-Wide Financial Statements**

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

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

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

Both of the government-wide financial statements distinguish functions of the CRA that are principally supported by taxes and inter-governmental revenues (governmental activities) The Governmental Activities reflects the CRA's economic environment services. Property taxes finance the majority of these services.

The government-wide financial statements can be found on pages 10 to 11 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. The CRA is classified as a governmental fund.

Governmental funds.

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

Because the focus of governmental fund financial statements is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The CRA maintains one 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 fund.

The CRA adopts an annual appropriated budget for its CRA fund. A budgetary comparison statement has been provided for the CRA fund.

The basic governmental fund financial statements can be found on pages 12 to 16 of this report.

## **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 17 to 29 of this report.



## GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS

### Statement of Net Position

As noted earlier, 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 \$3,782,796 at the close of fiscal year September 30, 2021.

By far the largest portion of the CRA's net position (92%) reflects its net investment in capital assets (e.g., land, buildings, improvements other than buildings, machinery and equipment, and infrastructure), less any related debt used to acquire those assets that is still outstanding. The CRA uses capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the CRA's net investment in capital assets is reported net of related debt, it should be noted that 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. The CRA does not have any outstanding debt.

The following table reflects the condensed Statement of Net Position compared to the prior fiscal year.

### Statement of Net Position as of September 30

	Governmental Activities	
	2021	2020
<b>Assets</b>		
Current and other assets	\$ 620,161	\$ 842,857
Capital assets	<u>3,466,737</u>	<u>2,857,638</u>
Total assets	<u>4,086,898</u>	<u>3,700,495</u>
<b>Liabilities</b>		
Current and other liabilities	<u>304,282</u>	<u>123,997</u>
Total liabilities	<u>304,282</u>	<u>123,997</u>
<b>Net Position</b>		
Net investment in capital assets	3,466,737	2,857,638
Restricted	<u>316,059</u>	<u>718,860</u>
Total net position	<u>\$ 3,782,796</u>	<u>\$ 3,576,498</u>

An additional portion of the CRA's net position (8%) represents resources that are subject to external restrictions on how they may be used.

At the end of the current fiscal year, the CRA is able to report positive balances in all categories of net position. The same situation held true for the prior fiscal year. Total government net position increased by \$206,298 during the current fiscal year.

For more detailed information see the Statement of Net Position (page 10).

### Statement of Activities

The following schedule compares the revenues and expenses for the current and previous fiscal year.

**Changes in Net Position**

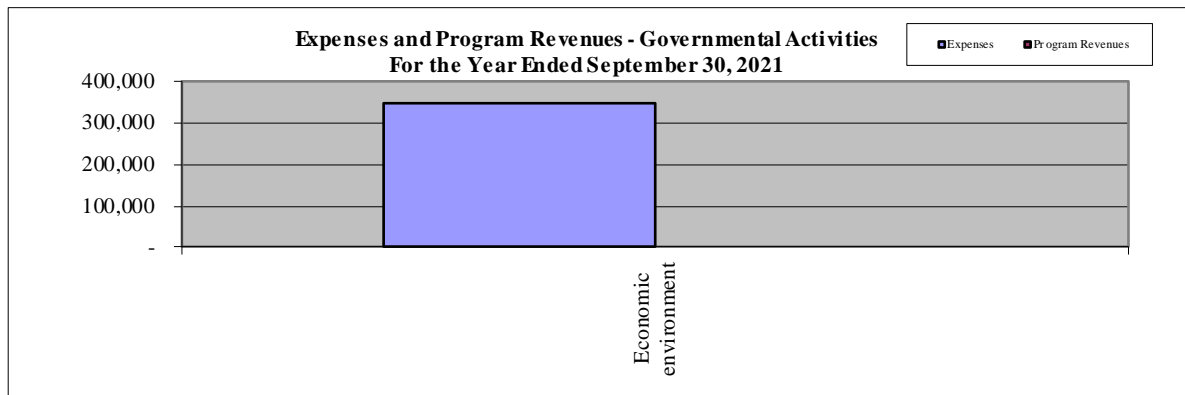
	Governmental Activities	
	2021	2020
<b>REVENUES</b>		
Program Revenues:		
Operating grants and contributions	\$ -	\$ 25,000
General revenues:		
Property taxes	276,412	244,901
Property taxes-TIF County portion	276,100	244,654
Investment income	2,127	7,722
<b>Total revenues</b>	<b>554,639</b>	<b>522,277</b>
<b>EXPENSES</b>		
Program Activities:		
Governmental Activities:		
Economic environment	348,341	309,389
<b>Total expenses</b>	<b>348,341</b>	<b>309,389</b>
<b>Change in Net Position</b>	<b>206,298</b>	<b>212,888</b>
Net Position - Beginning of year	3,576,498	3,363,610
Net Position - End of year	\$ 3,782,796	\$ 3,576,498

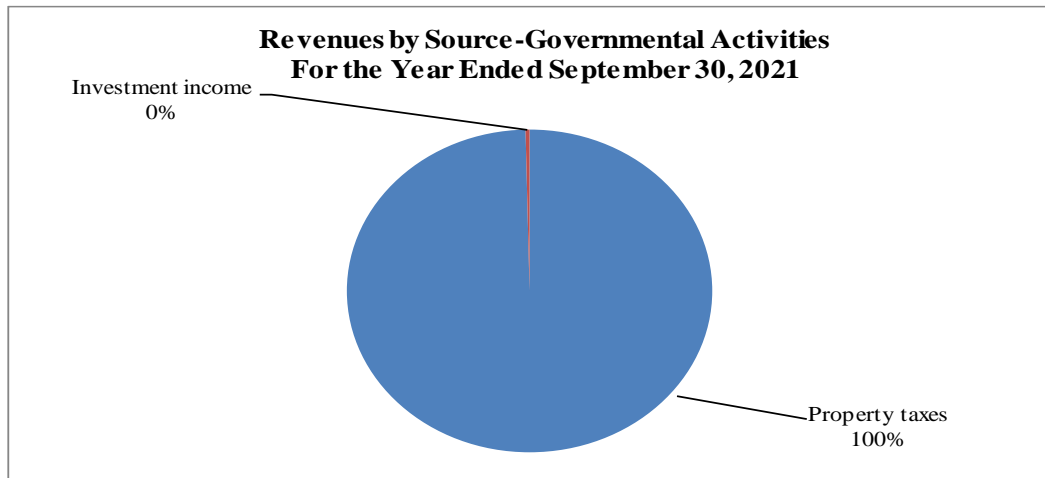
Governmental activities.

Governmental activities increased the CRA’s net position by \$206,298. The change in net position decreased in comparison to the change noted in the previous fiscal year. Key elements of this change are as follows:

Total Governmental activity revenues increased \$32,362 in comparison to the previous year. The major increases were Property tax receipts CRA portion \$31,511 and County portion \$31,446, the CRA also received a planning grant in the amount of \$25,000 in FY 2020.

Total Governmental activity expenses increased \$38,952 in comparison to the previous year. The majority of this increase was due to additional capital expenditures and façade grants.





### FUND FINANCIAL STATEMENT ANALYSIS

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

#### **Governmental Funds.**

The focus of the CRA's 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, restricted 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 the current fiscal year, the CRA's governmental fund reported combined ending fund balances of \$315,879, a decrease of \$400,219 in comparison with the prior year. The majority of this total amount (\$315,879) is restricted for CRA purposes.

The fund balance of the CRA Fund decreased by \$400,219 during the current fiscal year. Key factors in this change are as follows:

- Revenues were \$557,221 an increase of \$37,706 over the previous fiscal year due to property tax values increasing. Property Tax receipts (CRA portion) increased \$31,511 and Tax Increment Financing receipts (County portion) increased \$31,446. The CRA also received a \$25,000 planning grant in FY 2020 from Pinellas County.
- Expenditures were \$957,440, an increase of \$711,022 over the previous fiscal year. The majority of the increase is due to the purchase of land at 61 W. Tarpon Avenue in the amount of \$659,689.

### CRA FUND BUDGETARY HIGHLIGHTS

The differences between the original budget and the final amended budget for appropriations (expenditures) in the CRA Fund was an increase of \$820,463 the majority of which was for the purchase of the land at 61 W. Tarpon Avenue.

The differences between the final amended budget for appropriations (expenditures) and actual expenditures in the CRA Fund was a positive variance of \$421,923. Significant changes between the final amended budget for expenditures and the actual expenditures in the CRA Fund involved:

- A positive variance of \$269,074 in Capital Outlay due to items budgeted but not expensed as of fiscal year end.

Funding for the projects was from current revenues and the available fund balance.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

The CRA's investment in capital assets for its governmental as of September 30, 2021, amounts to \$3,466,737 (net of accumulated depreciation). This investment in capital assets includes land and land rights, buildings, improvements, machinery and equipment, and infrastructure. The total increase in the CRA's investment in capital assets for the current fiscal year was 21.3% (\$609,099).

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

- Land purchase at 61 W. Tarpon Avenue in the CRA.

### Capital Assets at Year-End

#### Net of Depreciation

	Governmental Activities	
	2021	2020
Land and land rights	\$ 1,687,024	\$ 1,027,335
Buildings and improvements	68,948	72,111
Improvements other than buildings	197,325	161,783
Machinery and equipment	-	-
Infrastructure	1,498,559	1,574,096
Total	<u>3,451,856</u>	<u>2,835,325</u>
Construction in progress	14,881	22,313
Total	<u>\$ 3,466,737</u>	<u>\$ 2,857,638</u>

The following reconciliation summarizes the change in capital assets, which is presented in detail in Note III-B on Pages 28 of the notes.

### Change in Capital Assets

	Governmental Activities
Beginning Balance	\$ 2,857,638
Additions	720,067
Construction in progress	(7,432)
Net Retirements	-
Depreciation	<u>(103,536)</u>
Ending Balance	<u>\$ 3,466,737</u>

### Long-Term Debt

At the end of the current fiscal year, the CRA had no debt outstanding.

## **ECONOMIC FACTORS**

The State of Florida, by constitution, does not have a state personal income tax and therefore the State operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) primarily rely on property and a limited array of permitted other taxes (sales, gasoline, utility services, etc.) and fees (franchise, permits, etc.) for their governmental activities. There are a limited number of state-shared revenues and recurring and nonrecurring (one-time) grants from the State of Florida, federal government and other grantor agencies.

The CRA is dependent on property taxes from both the City and the County (TIF). The taxable value within the CRA went up 6.94% for FY 2021.

## **FINANCIAL CONTACT**

The CRA's financial statements are designed to present users (citizens, taxpayers, customers, investors and creditors) with a general overview of the CRA's finances and to demonstrate the CRA's accountability. If you have questions about the report or need additional information, contact the City Finance Director or Assistant Finance Director, offices located on the Second Floor of City Hall, 324 East Pine Street, Tarpon Springs, Florida, 34689.

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 516,471
Investments	103,510
Receivables (net of allowance)	180
Capital Assets:	
Land and land rights	1,687,024
Buildings and improvements	94,902
Improvements other than buildings	380,550
Machinery and equipment	15,871
Infrastructure	2,266,104
Construction in progress	14,881
Accumulated depreciation	(992,595)
Total Assets	4,086,898
<b>LIABILITIES</b>	
Accounts payable	3,101
Accrued liabilities	1,001
Due to primary government	300,000
Total Liabilities	304,102
<b>NET POSITION</b>	
Net investment in capital assets	3,466,737
Restricted for :	
CRA	316,059
Total Net Position	\$ 3,782,796

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

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2021**

Function/Program Activities	Program Revenues			Net (Expense) Revenue and Changes in Net Position Governmental Activities
	Expenses	Charges for Services	Operating Grants and Contributions	
Governmental Activities:				
Economic environment	\$ 348,341	\$ -	\$ -	\$ (348,341)
Total governmental activities	<u>348,341</u>	<u>-</u>	<u>-</u>	<u>(348,341)</u>
General Revenues:				
Taxes:				
				276,412
				276,100
				2,127
				<u>554,639</u>
				206,298
				<u>3,576,498</u>
				<u>\$ 3,782,796</u>

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

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

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**ASSETS**

Cash and cash equivalents	\$	516,471
Investments		103,510
Accrued interest receivable		180
		<hr/>
Total Assets	\$	<u>620,161</u>

**LIABILITIES, DEFERRED INFLOWS  
OF RESOURCES AND FUND BALANCES**

Liabilities:		
Accounts payable	\$	3,101
Accrued liabilities		1,001
Due primary government		300,000
		<hr/>
Total Liabilities		304,102
Deferred Inflows of Resources:		
Unavailable revenue		180
		<hr/>
Total Deferred Inflows of Resources		180
Fund Balances:		
Restricted - CRA		315,879
		<hr/>
Total Fund Balances		315,879
		<hr/>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$	<u>620,161</u>

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



**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

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Fund balances - total governmental funds	\$	315,879
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.</p>		
Governmental capital assets	\$	4,459,332
Less accumulated depreciation		<u>(992,595)</u>
		3,466,737
<p>Certain liabilities and deferred inflows of resources are not due and payable in the current period and therefore are not reported in the funds.</p>		
Unavailable revenue		<u>180</u>
		180
Net position of governmental activities.	\$	<u><u>3,782,796</u></u>

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

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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Revenues:		
Taxes	\$	276,412
Intergovernmental		276,100
Other		4,709
Total Revenues		557,221
Expenditures:		
Current:		
Economic Environment:		
Other		244,805
		244,805
Capital Outlay		712,635
Total Expenditures		957,440
Deficit of Revenues Under Expenditures		(400,219)
Net Change in Fund Balances		(400,219)
Fund Balances - Beginning of Year		716,098
Fund Balances - End of Year	\$	315,879

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

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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Net change in fund balances - total governmental funds	\$	(400,219)
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.		
Expenditures for capital assets	\$	712,635
Less current year depreciation		<u>(103,536)</u>
		<u>609,099</u>
Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.		
Unavailable revenue accrued interest		<u>(2,582)</u>
		<u>(2,582)</u>
Change in net position of governmental activities.	\$	<u><u>206,298</u></u>

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

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

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	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 279,609	\$ 279,609	\$ 276,412	\$ (3,197)
Intergovernmental	279,291	279,291	276,100	(3,191)
Other	-	-	4,709	4,709
Total Revenues	<u>558,900</u>	<u>558,900</u>	<u>557,221</u>	<u>(1,679)</u>
Expenditures:				
Current:				
Economic Environment:				
Other	278,626	397,654	244,805	152,849
Capital Outlay	<u>280,274</u>	<u>981,709</u>	<u>712,635</u>	<u>269,074</u>
Total Expenditures	<u>558,900</u>	<u>1,379,363</u>	<u>957,440</u>	<u>421,923</u>
Other Financing Sources:				
Issuance of debt	-	300,000	-	(300,000)
Total Other Financing Sources	<u>-</u>	<u>300,000</u>	<u>-</u>	<u>(300,000)</u>
Net Change in Fund Balances	-	(520,463)	(400,219)	120,244
Fund Balances - Beginning of Year	<u>716,098</u>	<u>716,098</u>	<u>716,098</u>	<u>-</u>
Fund Balances - End of Year	<u>\$ 716,098</u>	<u>\$ 195,635</u>	<u>\$ 315,879</u>	<u>\$ 120,244</u>

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

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

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#### Note I - Summary of Significant Accounting Policies

The financial statements of the Downtown Tarpon Springs Community Redevelopment Agency (CRA) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the CRA's accounting policies are described below:

##### **A. The Financial Reporting Entity**

The CRA, created by statutory authority of Florida Statute Chapter 163, Part III, was created and is governed by the City of Tarpon Springs Ordinance 2001-24, although it is legally separate, the CRA is also reported as if it was part of the City (blended component unit) due to the City Commission serving as the governing board of the CRA, there is also a financial benefit or burden relationship between the City and the CRA. All revenues of the CRA are used in the Downtown Tarpon Springs Community Redevelopment Area (the District) to fund capital improvements within the district. The operations of the CRA have also been incorporated into the City's annual comprehensive financial report as a major governmental fund.

##### **B. Basic Financial Statements**

The CRA's Basic Financial Statements contain three components: government-wide financial statements, fund financial statements, and notes to the financial statements.

1. Government-wide financial statements. The government-wide financial statements report information on all of the non-fiduciary activities using the accrual basis of accounting, which is similar to the accounting used by private-sector businesses. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of net position presents information on all of the assets and liabilities of the CRA. The difference between assets and liabilities is reported as net position. Changes in net position may serve as an indicator of whether the financial position of the CRA is improving or deteriorating.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

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particular function or segment. The operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. Taxes and other items not properly included among program revenues are reported instead as general revenues. All revenues and expenses are reported as soon as the underlying transaction has occurred, regardless of when cash is received or paid.

2. Fund financial statements. Separate financial statements are provided for the governmental funds. The fund financial statements are, in substance, very similar to the financial statements presented in the previous financial reporting model.

#### 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 full 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. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City generally considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Grant revenues are an exception, as they are considered available when eligible expenditures have occurred even though they may be collected for up to one year after the current fiscal year end. 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 and claims and judgments, are recorded when the liability has matured, with the exception of interest and principal which are recognized as expenditures when funds are transferred to the debt service fund to make payments due shortly after the fiscal year end.

Property taxes and certain other tax revenues associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Certain interest accrued is being recognized as unavailable revenue in the fund statement. All other revenue items are considered to be measurable and available only when cash is received by the CRA.

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

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

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The preparation of the basic financial statements in conformity with U. S. generally accepted accounting principles requires management to make use of estimates that affect reported amounts in the basic financial statements. Actual results could differ from estimates.

#### **D. Assets, Liabilities, Deferred Inflows of Resources and Net Position/Fund Balance**

##### Cash and Investments:

The CRA is part of the City wide consolidated cash pool used to account for cash and investments of all CRA funds other than those which are required by ordinance to be physically segregated. The City wide cash pool utilizes a single checking account for all CRA receipts and disbursements with a separate checking account for payroll disbursements.

The CRA utilizes a very conservative investment philosophy when it invests its cash funds in that the return of the principal is more important than the return on the principal. The CRA does not actively trade its portfolio and generally holds investments until maturity. Through the use of a laddered approach to maturities and by timing maturities to cash needs, the CRA does not anticipate the need to sell investments to meet cash flow requirements.

Under the current investment policy (City wide), consolidated cash pool investments are limited to the following: time deposits and savings accounts of authorized financial institutions, Money Market Funds, United States Government Securities, Non-Negotiable Certificates of Deposit, Non-Taxable Governmental Bonds, Florida State Board of Administration Investment Pool (name changed to "Florida Prime") and the Florida Municipal Investment Trust Fund.

##### Capital Assets:

Capital assets, which include property, plant, equipment, intangibles and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of \$5,000 and more and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost. Contributed assets are recorded at fair value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred and are not capitalized. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

**Downtown Tarpon Springs Community Redevelopment Area Agency**

**Notes to the Financial Statements  
September 30, 2021**

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	<u>YEARS</u>
Buildings and Improvements	20-30
Improvements Other Than Buildings	15-30
Machinery and Equipment	5-10
Intangibles-Software Purchases	5-10
Infrastructure	30

Interest cost is not capitalized on projects financed by government grants, third party donations or on assets in the governmental funds.

Deferred Inflows of Resources:

Deferred Inflows of Resources – is an acquisition of net position by the government that is applicable to a future reporting period.

The City has determined that accrued interest recorded as unavailable revenue, met the eligibility requirements and are revenues of the subsequent year FY 2022, are to be classified as Deferred Inflows of Resources.

Net Position:

The government-wide financial statements utilize a net position presentation. Net position is presented in three components – net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes or other borrowings attributable to the acquisition, construction, or improvement of those assets. This component does not include the portion of debt attributable to the unspent proceeds.

Restricted – This component consists of net position that have constraints placed on them either externally by third-parties (creditors, grantors, contributors, or laws or regulations of other governments) or by law through constitutional provisions or enabling legislation. The government-wide statement of net position reports \$315,879 of restricted net position, of which \$315,879 is restricted by enabling legislation.

Unrestricted – This component consists of net position that does not meet the definition of “net investment in capital assets” and “restricted”.

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



## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

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#### Fund Balance:

In the fund financial statements, fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purpose for which amounts can be spent. Fund balance is reported in five components – nonspendable, restricted, committed, assigned and unassigned.

**Nonspendable** – This component includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

**Restricted** – This component consists of amounts that have constraints placed on them either externally by third-parties (creditors, grantors, contributors, or laws or regulations of other governments) or by law through constitutional provisions or enabling legislation. Enabling legislation authorizes the CRA to assess, levy, charge or otherwise mandate payment of resources (from external resource providers) and includes a legally enforceable requirement (compelled by external parties) that those resources be used only for the specific purposes stipulated in the legislation.

**Committed** – This component consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the CRA’s highest level of decision making authority which includes ordinances and resolutions that are both equally binding. Those committed amounts cannot be used for any other purpose unless the CRA removes or changes the specified use by taking the same type of action (ordinance and resolution) it employed previously to commit those amounts.

**Assigned** – This component consists of amounts that are constrained by the CRA’s intent to be used for specific purposes, but are neither restricted nor committed. Assignments are made by CRA management based on Commission direction.

**Unassigned** – This classification represents amounts that have not been restricted, committed or assigned to specific purposes within the CRA fund.

When both restricted and unrestricted resources are available for use, it is the CRA’s policy to use restricted resources first, then unrestricted resources (committed, assigned and unassigned) as they are needed. When unrestricted resources (committed, assigned and unassigned) are available for use it is the CRA’s policy to use committed resources first, then assigned, and then unassigned as they are needed.

#### **E. Recently Issued and Implemented Accounting Pronouncements**

The following Government Accounting Standards were effective in fiscal year 2021.

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

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GASB 84 – *Fiduciary Activities*. This standard is effective for fiscal year end September 30, 2021. This statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists.. This standard is not expected to impact the CRA’s financial statements.

GASB 90 – *Majority Equity Interests – An Amendment of GASB Statements No. 14 and No. 61*. This standard is effective for fiscal year end September 30, 2021. The primary objective of this statement are to improve the consistency and comparability of reporting a governments majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. This standard is not expected to impact the CRA’s financial statements.

GASB 97 – *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code section 457 Deferred Compensation Plans – An Amendment of GASB Statements No. 14 and No. 84 and a supersession of GASB Statement No. 32*. A portion of this standard is effective immediately and the remaining standard is effective for fiscal year end September 30, 2022. The primary objective of this statement is to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. This standard is not expected to impact the CRA’s financial statements.

#### Note II - Stewardship, Compliance and Accountability

##### A. Budgetary information

Annual appropriated budgets are adopted for the CRA Fund. All annual appropriations lapse at fiscal year-end. Supplemental budgetary appropriations were necessary during fiscal 2021, but had immaterial financial statement impact.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the governmental funds. Encumbrances

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

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outstanding at year end are reported as restricted, committed or assigned fund balances and do not constitute expenditures or liabilities because they will be re-appropriated and honored during the subsequent year.

In accordance with state law, the CRA follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City Manager submits to the Board of Commissioners a proposed operating budget for the fiscal year. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain taxpayer comments.
3. The budget is approved by the Commission through the passage of a resolution.
4. All budget amendments must be approved by the Commission. The City Manager is authorized to transfer budgeted amounts within the CRA fund. During fiscal 2021, periodic amendments were made to the approved budget.
5. Budgets for the Governmental Funds are adopted on a basis consistent with generally accepted accounting principles.
6. Formal budgetary integration is employed as a management control device during the year for the Governmental Funds.

The assessment of all properties and the collection of all county, municipal and school board property taxes are consolidated in the offices of the Pinellas County Property Appraiser and Pinellas County Tax Collector. The laws of the State regulating tax assessment are also designed to assure a consistent property valuation method statewide. State Statutes permit CRA's to levy property taxes at a rate of up to ten mills. The millage rate in effect for the fiscal year ended September 30, 2021 was 5.3700.

The tax levy of the CRA is established by the Board of Commissioners prior to October 1 of each year and the Pinellas County Property Appraiser incorporates the millage into the total tax levy, which includes the municipalities, independent districts, County, and the School Board tax requirements.

All property is reassessed according to its fair value on January 1 of each year. Each assessment roll is submitted to the Executive Director of the State Department of Revenue for review to determine if the roll meets all of the appropriate requirements of state statutes.

All taxes are due and payable on November 1 of each year or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become

## **Downtown Tarpon Springs Community Redevelopment Area Agency**

### **Notes to the Financial Statements September 30, 2021**

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delinquent on April 1 following the year in which they were assessed, and at such time a lien on the property is recorded. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March or after are without discount.

Delinquent taxes on real property bear interest of 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property.

Application for a tax deed on any unredeemed tax certificates may be made by the certificate holders after a period of two years. Unsold certificates are held by the County. Delinquent taxes on personal property bear interest of 18% per year until the tax is satisfied either by seizure and sale of the property or by the five-year statute of limitations.

The CRA does not accrue its portion of the County-held certificates due to the immateriality of the amount.

#### **Excess of Expenditures Over Appropriations**

The CRA had no expenditures over appropriations.

### **Note III - Detailed Notes on all Funds**

#### **A. Deposits and Investments**

Deposits:

All cash of the CRA is entirely insured either by federal depository insurance corporation (FDIC) or via banks' participation as qualified public depositories pursuant to Florida Statutes, Chapter 280, "Security for Public Deposits". The CRA is required to verify that monies are invested in "qualified public depositories" as defined in Florida Statutes section 280.02. Florida Statutes require depositories of public funds to provide collateral each month at least equal to 50 percent of the average daily balance of all public deposits in excess of deposit insurance. At year-end, the carrying amount of the CRA's deposits that were insured through the "FDIC" or as "Qualified Public Deposits" was \$316,229 which consisted of Checking accounts \$114,069 and BankUnited Public Funds Savings \$202,160. Additional deposits include the Local Government Surplus Funds Trust Fund (Prime Fund) in the amount of \$200,242.

Investments:

At year-end, the carrying amount of the CRA's investments that were insured through the "FDIC" or as "Qualified Public Deposits" was \$103,510 which consisted of a Certificate of Deposit.

## **Downtown Tarpon Springs Community Redevelopment Area Agency**

### **Notes to the Financial Statements September 30, 2021**

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#### Cash and Investments:

Investment Policy – Authorized Investments: Florida Statutes (218.415) authorize municipalities to invest excess funds in time deposits or savings accounts of financial institutions approved by the State Treasurer, obligations of the U.S. Government, U.S. Government Instrumentalities, Local Government Surplus Funds Trust Fund (name changed to “Florida Prime”) and mutual funds investing in U.S. Government securities. The City (inclusive of CRA) adopted its own investment policy that also authorizes the CRA to invest in the following: a) obligations of government-sponsored corporations (Instrumentalities – which are usually “AAA” rated but have no explicit government guarantee) which are eligible as collateral for advances to member banks as determined by the Board of Governors of the Federal Reserve; b) commercial paper having received an “A1/P1” or higher rating by a nationally recognized rating agency; c) non-negotiable certificates of deposit and bank investment contracts (BIC), which can be insured, collateralized at the Federal Reserve or qualify as State qualified public deposits as defined by Florida statutes; d) taxable or tax-exempt government bonds, notes or other obligations of state or local governments, including municipal corporations and special districts, of investment grade quality; e) Florida Municipal Investment Trust Funds (FMIVT) and f) any other investments authorized by law and by resolution of the City Commission.

Over the years, the CRA has held to a conservative investment philosophy with the idea that the return of the investment principal is more important than the return on the principal. We believe that a conservative investment philosophy best serves the residents of Tarpon Springs. Given this strategy, the basis to determine whether market yields are being achieved shall be the average investment return as stated by the Florida Prime, formerly the SBA, for each fiscal year ending September 30. The average investment return as stated by the Florida Prime for fiscal year ending September 30, 2021 is .15%. During Fiscal Year 2021, the average cash/investment balance was \$730,038 and the total annual earnings net of all bank charges was \$4,709 giving an average rate of return of .65% on the average balance.

Additional information regarding the Local Government Surplus Funds Trust Fund (Prime Fund) may be obtained from the State Board of Administration.

The Florida Municipal Investment Trust Fund (FMIVT) is an external investment pool administrated by the Florida League of Cities, Inc. It is an interlocal governmental entity created under the laws of the State of Florida. The FMIVT is an authorized investment under section 163.01 of the Florida Statutes. The fair value of the positions in the FMIVT portfolios is the same as the value of the portfolio shares.

The CRA follows Government Accounting Standards Board (GASB) Statement No. 53 “Accounting and Financial Reporting for Derivative Instruments”. The City of Tarpon Springs does not invest in derivative instruments.

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

The CRA follows Government Accounting Standards Board (GASB) Statement No. 72 “Fair Value Measurement and Application”. GASB 72 establishes a three-tier fair value hierarchy to certain investments as mentioned below:

Level 1 Inputs – directly observable, quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 Inputs – inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These inputs are derived from or corroborated by the observable market data through correlation or by other means.

Level 3 Inputs – unobservable inputs used only when relevant Level 1 and Level 2 inputs are unavailable.

Investments are held by the CRA’s/Funds’ custodians, trust companies having trust powers in the State of Florida. Investments in the Fund are reported at fair value. Level 2 hierarchy market values were determined by the custodians using a market approach, and matrix pricing techniques. Investment transactions are recognized on the trade date.

At year-end, the CRA’s cash and investment balances were as follows:

Cash and Cash Equivalents and Investments	Maturity/ WAM	Fair Value	Rating	Rating Agency	Hierarchy Level
Cash and Cash Equivalents:					
Deposits with Banks -					
Chase Bank - Checking Accounts					
Operating Funds		114,069			
		114,069			
Public Funds Savings Accounts:					
BankUnited		202,160			
		202,160			
State Board of Administration (Florida Prime)					
Plan A	49 days	200,242	AAAm	S & P	n/a
Total State Board of Administration (Florida Prime)		200,242			
Total Cash and Cash Equivalents		516,471			
Investments:					
Certificate of Deposit - BankUnited	11/16/2021	103,510	n/a		n/a
Total Investments		103,510			
Total Pooled Cash and Investments		\$ 619,981			

**Downtown Tarpon Springs Community Redevelopment Area Agency**

**Notes to the Financial Statements  
September 30, 2021**

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Cash and investments as of September 30, 2021 are classified in the accompanying financial statements as follows:

<u>Statement of Net Position</u>	<u>9/30/2021</u>
Cash and cash equivalents	\$ 516,471
Investments	<u>103,510</u>
 Total Pooled Cash and Investments	 <u><u>\$ 619,981</u></u>

**Interest Rate Risk:**

In compliance with the City's Investment Policy which includes the CRA, as of September 30, 2021, the City minimized the interest rate risk by limiting the effective duration of security types not to exceed five years with the exception of securities related to a specific cash flow such as a reserve fund and investing operating funds in primarily shorter-term securities or similar government investment pools so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities in the secondary market prior to maturity.

**Credit Risk:**

In compliance with the City's Investment Policy which includes the CRA, as of September 30, 2021, the City minimized credit risk losses due to default of a security issuer or backer, by limiting investments to the safest types of securities, U. S. Government Agency securities and government investment pools, and by pre-qualifying the financial institutions with which the City does business.

## Downtown Tarpon Springs Community Redevelopment Area Agency

### Notes to the Financial Statements September 30, 2021

#### B. Capital Assets

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

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land and land rights	\$ 1,027,335	\$ 659,689	\$ -	\$ 1,687,024
Construction in progress	22,313	52,946	(60,378)	14,881
Total capital assets, not being depreciated	<u>1,049,648</u>	<u>712,635</u>	<u>(60,378)</u>	<u>1,701,905</u>
Capital assets, being depreciated:				
Buildings	94,902	-	-	94,902
Improvements other than buildings	320,172	60,378	-	380,550
Machinery and equipment	15,871	-	-	15,871
Infrastructure	2,266,104	-	-	2,266,104
Total capital assets, being depreciated	<u>2,697,049</u>	<u>60,378</u>	<u>-</u>	<u>2,757,427</u>
less accumulated depreciation for:				
Buildings	(22,791)	(3,163)	-	(25,954)
Improvements other than buildings	(158,389)	(24,836)	-	(183,225)
Machinery and equipment	(15,871)	-	-	(15,871)
Infrastructure	(692,008)	(75,537)	-	(767,545)
Total accumulated depreciation	<u>(889,059)</u>	<u>(103,536)</u>	<u>-</u>	<u>(992,595)</u>
Total capital assets, being depreciated, net	1,807,990	(43,158)	-	1,764,832
Governmental activities capital assets, net	<u>\$ 2,857,638</u>	<u>\$ 669,477</u>	<u>\$ (60,378)</u>	<u>\$ 3,466,737</u>

Governmental activities:	
Economic environment	\$ <u>103,536</u>
Total depreciation expense - governmental activities	\$ <u>103,536</u>

The City follows Government Accounting Standards Board (GASB) Statement No. 51 “Accounting and Financial Reporting for Intangible Assets”. The CRA implemented GASB 51 and has included software purchases within the category “Improvements other than buildings” and easements are included within “Land and land rights”.

#### C. Leases

##### Operating Leases:

The CRA has been leasing two parcels at 61 W. Tarpon Ave. The lease agreement is through March 31, 2021. The lease terms include rent in the amount of \$6,600 a year and the CRA will reimburse landlord for property taxes paid.

On November 30, 2020 the CRA purchased these two parcels at 61 W. Tarpon Ave. in the amount of \$659,689 and the lease agreement has been terminated.



## **Downtown Tarpon Springs Community Redevelopment Area Agency**

### **Notes to the Financial Statements September 30, 2021**

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On January 12, 2021 the CRA approved the leasing of an asphalt parking lot located on the western portion of 116 S. Pinellas Avenue. The lease will commence on February 1, 2021 and terminate on January 31, 2031. The CRA will pay \$12,000 annually in monthly installments of \$1,000. The CRA paid \$8,000 in lease payments in FY 2021.

On January 25, 2022 the CRA approved the leasing of an asphalt parking lot located on the southside of Court Street. The lease will commence on February 1, 2022 and terminate on January 31, 2032. The CRA will pay \$12,000 annually in monthly installments of \$1,000.

#### **Note IV - Other Information**

##### **A. Risk Management**

The CRA has minimal exposure to various risks of loss, including general liability, personal injury and workers compensation. These are handled within the primary government, the City of Tarpon Springs.

##### **B. Commitments and Contingencies**

The following lists the outstanding encumbrances at September 30, 2021. These encumbrances are reported in the financial statements based on the specific purpose of the resources that have been provided.

Historic Clock in the amount of \$14,881.

During Fiscal Year 2021 and prior fiscal years, the CRA received revenues and contributions related to grants from the State of Florida and other grantors. These grants are for specific purposes and are subject to review and audit by the grantor agencies. Such audits could result in requests for reimbursement for expenditures disallowed under the terms of the grants. Based upon prior experience, CRA management believes such disallowances, if any, will not be significant.

The CRA is a defendant in various legal actions which, in the opinion of management, will not have any significant effect on the financial statements of the CRA.

The City as the primary government has experienced revenue reductions and expenditures related to COVID 19 but neither of these has affected the CRA.

***REPORTS OF INDEPENDENT AUDITORS***



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

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Board Members and Executive Director  
Downtown Tarpon Springs Community Redevelopment Agency  
Tarpon Springs, 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 Downtown Tarpon Springs Community Redevelopment Agency (the "CRA"), (a component unit of the City of Tarpon Springs, Florida), as of and for the year ended September 30, 2021, 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 28, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing 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 may exist that have not been identified.

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**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.

Bradenton, Florida  
March 28, 2022

*Mauldin & Jenkins, LLC*

**DOWNTOWN TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Tarpon Springs, Florida)**

**SCHEDULE OF FINDINGS AND RESPONSES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

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**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  No

Significant deficiencies identified not considered to be material weaknesses?

Yes  None reported

Noncompliance material to financial statements noted?

Yes  No

**Federal Awards and State Financial Assistance Projects**

The Downtown Tarpon Springs Community Redevelopment Agency did not expend \$750,000 in federal or state funds during its fiscal year ended September 30, 2021.

**SECTION II  
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

**TARPON SPRINGS COMMUNITY REDEVELOPMENT AGENCY  
(A Component Unit of the City of Tarpon Springs, Florida)**

**SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

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None.



## INDEPENDENT AUDITOR'S MANAGEMENT LETTER

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Board Members and Executive Director  
Downtown Tarpon Springs Community Redevelopment Agency  
Tarpon Springs, Florida

### **Report on the Financial Statements**

We have audited the financial statements of the Downtown Tarpon Springs Community Redevelopment Agency (the "CRA"), (a component unit of the City of Tarpon Springs, Florida) as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated March 28, 2022.

### **Auditor's Responsibility**

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

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standard* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2022, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

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

### **Official Title and Legal Authority**

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

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## **Financial Condition and Management**

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

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

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

## **Additional Matters**

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

## **Purpose of this Letter**

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

*Mauldin & Jenkins, LLC*

Bradenton, Florida  
March 28, 2022





## INDEPENDENT ACCOUNTANT'S REPORT

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Board Members and Executive Director  
Downtown Tarpon Springs Community Redevelopment Agency  
Tarpon Springs, Florida

We have examined the Downtown Tarpon Springs Community Redevelopment Agency (the "CRA"), (a component unit of the City of Tarpon Springs, Florida) compliance with Sections 218.415, 163.387(6), and 163.387(7), Florida Statutes, during the year ended September 30, 2021. 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.

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, 2021.

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.

*Mauldin & Jenkins, LLC*

Bradenton, Florida  
March 28, 2022

