

**City of Jacksonville, Florida  
Community Redevelopment Agency  
Fund**

**Audited Financial Statements**

**For the Fiscal Year Ended September 30, 2019**



**CRI** CARR  
RIGGS &  
INGRAM

CPAs and Advisors

[CRIcpa.com](http://CRIcpa.com)



**City of Jacksonville, Florida  
Community Redevelopment Agency Fund**

**Table of Contents  
September 30, 2019**

**REPORT**

Independent Auditors' Report 1

**FINANCIAL STATEMENTS**

Balance Sheet 3

Statement of Revenues, Expenditures and Changes in Fund Balances 4

Notes to Financial Statements 5



Carr, Riggs & Ingram, LLC  
637 Park Street  
Jacksonville, Florida 32204

(904) 356-6023  
(904) 353-5836 (fax)  
CRlcpa.com

## **INDEPENDENT AUDITORS' REPORT**

Honorable Mayor and Members of the City Council  
City of Jacksonville, Florida

We have audited the accompanying financial statements of the sub-funds (the "Area's") within the Tax Increment District Fund, also known as the Community Redevelopment Agency Fund, a blended component unit of the City of Jacksonville, Florida (the "City"), which comprise the balance sheet as of September 30, 2019, and the related statement of revenues, expenditures and changes in fund balances for the year then ended, and the related notes to the financial statements.

### **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.

### **Auditors' 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. 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.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of each of the City's Area's as of September 30, 2019, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 1 to the financial statements, the accompanying financial statements were prepared to facilitate the independent audit requirements contained in Section 163.387(8), Florida Statutes, and are not intended to be a complete presentation of the City's financial activity. Our opinions are not modified with respect to that matter.

*Caru, Riggs & Ingram, L.L.C.*

Jacksonville, Florida

June 8, 2020

**City of Jacksonville Florida  
Community Redevelopment Agency Fund**

**Balance Sheet  
September 30, 2019**

	Northbank Downtown Area	Southside Area	JIA Area	KingSoutel Crossing Area	Renew Arlington Area	Total
<b>Assets</b>						
Equity in pooled cash and cash equivalents	\$ 5,856,052	\$ 9,312,346	\$ 15,936,495	\$ 2,049,884	\$ 1,345,910	\$ 34,500,687
<b>Liabilities and fund balances</b>						
<b>Liabilities</b>						
Accounts payable and accrued liabilities	\$ -	\$ 108,560	\$ 83,227	\$ 40,268	\$ -	\$ 232,055
<b>Fund balances</b>						
Restricted	5,856,052	9,203,786	15,853,268	2,009,616	1,345,910	34,268,632
<b>Total liabilities and fund balances</b>	<b>\$ 5,856,052</b>	<b>\$ 9,312,346</b>	<b>\$ 15,936,495</b>	<b>\$ 2,049,884</b>	<b>\$ 1,345,910</b>	<b>\$ 34,500,687</b>

*The accompanying notes are an integral part of this financial statement.*

**City of Jacksonville Florida  
Community Redevelopment Agency Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
For the year ended September 30, 2019**

	Northbank Downtown Area	Southside Area	JIA Area	KingSoutel Crossing Area	Renew Arlington Area	Total
<b>Revenues</b>						
Property taxes	\$ 8,055,246	\$ 4,261,007	\$ 11,683,538	\$ 706,457	\$ 754,156	\$ 25,460,404
Interest income	674,822	418,139	546,584	73,864	43,316	1,756,725
Miscellaneous sales & charges	383,387	-	-	-	-	383,387
Payment in lieu of taxes	319,380	-	-	-	-	319,380
<b>Total revenues</b>	<b>9,432,835</b>	<b>4,679,146</b>	<b>12,230,122</b>	<b>780,321</b>	<b>797,472</b>	<b>27,919,896</b>
<b>Expenditures</b>						
Misc. non-departmental expenditures	5,271,604	1,322,631	2,309,658	-	18,492	8,922,385
Other expenditures	15,874	57,420	424,614	140,974	79,714	718,596
<b>Total expenditures</b>	<b>5,287,478</b>	<b>1,380,051</b>	<b>2,734,272</b>	<b>140,974</b>	<b>98,206</b>	<b>9,640,981</b>
<b>Excess of revenues over (under) expenditures</b>	<b>4,145,357</b>	<b>3,299,095</b>	<b>9,495,850</b>	<b>639,347</b>	<b>699,266</b>	<b>18,278,915</b>
<b>Other financing sources (uses)</b>						
Transfers from (to) the City of Jacksonville	{2,441,137}	1,001,151	5,546,775	1,344,906	589,301	6,040,996
<b>Total other financing sources (uses)</b>	<b>{2,441,137}</b>	<b>1,001,151</b>	<b>5,546,775</b>	<b>1,344,906</b>	<b>589,301</b>	<b>6,040,996</b>
<b>Net change in fund balances</b>	<b>1,704,220</b>	<b>4,300,246</b>	<b>15,042,625</b>	<b>1,984,253</b>	<b>1,288,567</b>	<b>24,319,911</b>
<b>Fund balances, October 1</b>	<b>4,151,832</b>	<b>4,903,540</b>	<b>810,643</b>	<b>25,363</b>	<b>57,343</b>	<b>9,948,721</b>
<b>Fund balances, September 30</b>	<b>\$ 5,856,052</b>	<b>\$ 9,203,786</b>	<b>\$ 15,853,268</b>	<b>\$ 2,009,616</b>	<b>\$ 1,345,910</b>	<b>\$ 34,268,632</b>

*The accompanying notes are an integral part of this financial statement.*



**City of Jacksonville, Florida**  
**Community Redevelopment Agency Fund**

**Notes to Financial Statements**

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

The legally separate entities, JIA, KingSoutel Crossing, Renew Arlington, and the Downtown Investment Authority, {formally Downtown East, Northside West and Southside} {the "Agency's") were created by ordinances of the City to carry out community redevelopment within the City of Jacksonville under Chapter 163, Part 3, of the Florida Statutes. The City Council sits as the Agency Board of the JIA, KingSoutel Crossing, and Renew Arlington Community Redevelopment Agencies and approves the budgets. The Downtown Investment Authority Board sits as the board of the Northbank Downtown and Southside community redevelopment areas and approves the budgets. The Agency's approved budgets are then submitted to the City of Jacksonville City Council so that they may be included in the City's annual budget for adoption. The Agency's are reported as a blended component unit of the City because of the existence of a financial benefit/burden relationship. All five {5} Areas of the Agency's are combined into the Tax Increment District Fund for financial reporting in the City's comprehensive annual financial report. The Tax Increment District Fund receives a distribution of ad valorem tax revenue levied and collected in the City's tax increment districts used to promote future commercial business development that expands property tax base values in the areas.

**Basis of Presentation**

The Agency's Tax Increment District project funds are reported as separate major governmental funds. The financial statements have been prepared to facilitate the requirement for an independent audit of the City's Tax Increment District sub-funds and, accordingly, result in an incomplete presentation of the City's financial activity that is otherwise in conformity with generally accepted accounting principles. The accompanying financial statements include only these funds and do not purport to, and do not, constitute a complete presentation of the City's financial activity.

**Measurement Focus/Basis of Accounting**

The Areas are accounted for on a current financial resources measurement focus and the modified accrual basis of accounting. This means that only current assets and current liabilities are generally included on their balance sheets. Their reported fund balance {net current assets} is considered a measure of "available spendable resources." Their operating statements present increases {revenues and other financing sources} and decreases {expenditures and other financing uses} in net current assets and, accordingly, are said to present a summary of sources and uses of "available spendable resources" during a period.

Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available as net current assets. Major revenues that are determined to be susceptible to accrual include property taxes, payments in lieu of taxes and investment income. Generally, the Tax Increment District sub-funds use a 60-day availability period for revenue recognition.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.



**City of Jacksonville, Florida  
Community Redevelopment Agency Fund**

**Notes to Financial Statements**

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

**Cash and cash equivalents**

Cash and cash equivalents are reported in the financial statements as *“equity in pooled cash and cash equivalents.”* All monies of the City, which are not legally restricted to separate administration, are pooled together for investment purposes while each individual fund and/or account is maintained on a daily transaction basis by the City Treasurer.

**Fund Balance**

The Tax Increment District sub-funds follow the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* to classify fund balances for governmental funds into specifically defined classifications. The classifications comprise a hierarchy based primarily on the extent to which the Tax Increment District sub-funds are bound to honor constraints on the specific purposes for which amounts in the funds can be spent.

The fund balances of the City’s Tax Increment District sub-funds are classified as *restricted* pursuant to the provisions of GASB Statement No. 54. Fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

The City’s policy is to expend resources in the following order: restricted, committed, assigned, and unassigned.

**Subsequent Events**

Management has evaluated subsequent events through the date that the financial statements were available to be issued, June 8, 2020 and determined there were no events that occurred that required disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

**NOTE 2 – CASH ON DEPOSIT**

The City maintains a cash pool that is available for use by funds that include the Tax Increment District sub-funds. The *“equity in pooled cash and cash equivalents”* on the balance sheet, consists of cash owned by each Area and is defined as resources that can be liquidated without delay or penalty. Investment earnings are allocated to the individual funds monthly based on the sub-funds’ weighted average daily cash and investment balance.

Monies on deposit with financial institutions in the form of demand deposit accounts, time deposit accounts and certificates of deposit are defined as public deposits. All of the deposits of the City’s Tax Increment District sub-funds are held in qualified public depositories pursuant to Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*, and covered by federal depository insurance. For amounts in excess of federal depository insurance, the Act provides that all qualified public depositories





**City of Jacksonville, Florida  
Community Redevelopment Agency Fund**

**Notes to Financial Statements**

**NOTE 2 - CASH ON DEPOSIT (CONTINUED)**

are fully insured. The qualified public depository must pledge 50% of the average daily balance for each month of all public deposits in excess of any applicable depository insurance. Additional collateral, up to a maximum of 125% of the average daily balance may be required if deemed necessary under the conditions set forth in the Act. Obligations pledged to secure deposits must be delivered to the State Treasurer, or with the approval of the State Treasurer, to a bank, savings association, or trust company provided a power of attorney is delivered to the State Treasurer.