



# Hallandale Beach

## COMMUNITY REDEVELOPMENT AGENCY

(A Component Unit of the City of Hallandale Beach, Florida)

### **Financial Report**

For the Year Ended September 30, 2020

## **THE ORGANIZATION**

The Hallandale Beach Community Redevelopment Agency (CRA) was established in accordance with Florida Chapter 163 Part III Community Redevelopment to finance and develop the City of Hallandale Beach's (City) designated redevelopment areas. The CRA, whose board members are the same as the members of the City Commission, provides services that exclusively benefit the City's designated areas.

### **HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**

#### **BOARD MEMBERS**

Joy Cooper, Chair

Mike Butler, Vice-Chair

Sabrina Javellana, Director

Michele Lazarow, Director

Anabelle Lima-Taub, Director

#### **EXECUTIVE DIRECTOR**

Dr. Jeremy Earle

#### **GENERAL COUNSEL**

Spiritus Law, LLC



**HALLANDALE BEACH  
COMMUNITY REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Hallandale Beach, Florida)

**FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

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**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

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Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

## **FINANCIAL SECTION**



Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

# **INDEPENDENT AUDITOR'S REPORT**





## INDEPENDENT AUDITOR'S REPORT

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Board of Directors and Executive Director  
Hallandale Beach Community Redevelopment Agency  
Hallandale Beach, Florida

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

We have audited the accompanying financial statements of the governmental activities and each major fund of Hallandale Beach Community Redevelopment Agency (the "CRA"), (a component unit of the City of Hallandale Beach, Florida), as of and for the year ended September 30, 2020, 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.

### ***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 each major fund of the CRA, as of September 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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**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 10 and the Budgetary Comparison Schedule—General Fund; Schedule of the CRA's Proportionate Share of the Net Pension Liability and Schedule of Contributions on pages 32 through 37 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 June 17, 2021, 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.

A handwritten signature in black ink that reads "Mauldin & Jenkins, LLC". The script is cursive and fluid, with the company name written in a professional, yet personal, style.

Bradenton, Florida  
June 17, 2021



Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

# **MANAGEMENT'S DISCUSSION AND ANALYSIS**

(REQUIRED SUPPLEMENTARY INFORMATION)

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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The purpose of financial reporting, in general, is to provide the readers of the financial statements with information that will help them make decisions or draw conclusions about an entity. As management of the City of Hallandale Beach 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, 2020. We encourage readers to consider the information presented herein in conjunction with the CRA's financial statements and the notes to the financial statements.

**Financial Highlights**

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$36.1 million (net position). Of this amount, \$13.4 million was included in the unrestricted category.
- The CRA's total net position increased by \$6.5 million over the course of this year's operations, which was primarily caused by increasing tax increment revenues and less than anticipated spending in redevelopment programs budgeted but not expended as of September 30, 2020.
- The CRA's General Fund reported an ending fund balance of \$22.9 million, an increase of \$5 million from the prior period. Of this amount, \$8.5 million is non-spendable assets held for resale, \$1.7 million is non-spendable long-term receivables, and \$12.7 million is committed for community redevelopment.
- The CRA's Redevelopment Revenue Bond Fund was created during fiscal year 2020 to account for proceeds from the issuance of the HBCRA Redevelopment Revenue Note, Series 2020, and for future use of those proceeds.

**Overview of the Financial Statements**

The financial section of this annual report consists of three parts: (1) management's discussion and analysis (this section), (2) the basic financial statements (including the notes to the financial statements), and (3) required supplementary information.

**Basic Financial Statements**

**Government-wide financial statements.** The focus of the *government-wide* financial statements is on the overall financial position and activities of the CRA. Reporting is similar to that of a private-sector business. The government-wide financial statements report information about the CRA as a whole and about its activities in a way that helps answer questions about the financial health of the CRA and whether the activities of the year contributed positively or negatively to that health.

The government-wide financial statements include the statement of net position and statement of activities.

The *Statement of Net Position* presents information on the assets plus deferred outflows of resources and liabilities plus deferred inflows of the resources of the CRA, both long and short-term. Assets plus deferred outflows of resources are reported when acquired by the CRA and liabilities plus deferred inflows of resources are reported when they are incurred, regardless of the timing of the related cash flows to acquire these assets or liquidate such liabilities. For example, the CRA reports buildings and infrastructure as assets, even though they are not available to pay the obligations incurred by the CRA. On the other hand, the CRA reports liabilities, such as long-term debt, even though these liabilities might not be paid until several years into the future.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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The difference between the CRA's total assets plus deferred outflows of resources and total liabilities plus deferred inflows of resources is *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 purpose of the CRA is not to accumulate net position, in general. The net position, which may increase or decrease through time, may be used as an indicator of whether the financial position of the CRA is improving or deteriorating, respectively, over time.

- 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.

*The government-wide financial statements can be found on pages 11 and 12 of this report.*

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

**Governmental funds.** The CRA has two governmental funds, a General Fund and a Capital Project Fund Redevelopment Revenue Bond 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.

Unlike the government-wide financial statements, 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 governmental funds to the change in net position as reported in the governmental activities column in the statement of activities.

*The governmental fund financial statements can be found on pages 13 through 16 of this report.*

**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. *Notes to the financial statements can be found on pages 17 through 31 of this report.*

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Required supplementary information.** In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information*, such as the budgetary comparison schedule of the General Fund and its major special revenue funds, and data concerning the CRA's progress in funding its obligation to provide pension benefits to its employees.

*Required supplementary information can be found on pages 32 through 37 of this report.*

**Government-Wide Financial Analysis**

The table below presents a summary of net position as of September 30, 2020 and 2019, derived from the government-wide Statement of Net Position:

<b>Net Position (In Thousands)</b>		
<b>Governmental Activities</b>		
	<b>2020</b>	<b>2019</b>
Current and Other Assets	<b>\$ 44,299</b>	<b>\$ 18,690</b>
Capital Assets	<b>28,279</b>	<b>29,120</b>
<b>Total Assets</b>	<b>72,578</b>	<b>47,810</b>
<b>Deferred Outflows of Resources</b>	<b>232</b>	<b>-</b>
Long-Term Liabilities	<b>34,819</b>	<b>17,034</b>
Other Liabilities	<b>1,862</b>	<b>1,156</b>
<b>Total Liabilities</b>	<b>36,681</b>	<b>18,190</b>
<b>Deferred Inflows of Resources</b>	<b>5</b>	<b>-</b>
Net Position		
Net Investment in Capital Assets		
Assets	<b>22,686</b>	<b>22,448</b>
Unrestricted	<b>13,438</b>	<b>7,172</b>
<b>Total Net Position</b>	<b>\$ 36,124</b>	<b>\$ 29,620</b>

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 \$36.1 million.

The CRA's total net position is divided between unrestricted, at 37%, representing resources that are available for spending and net investment in capital assets, at 63%. 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.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

The CRA's current and other assets increased by \$25.6 million from the previous year. The positive change primarily relate to the increase in restricted cash and cash equivalents from the issuance of \$20 million in the Redevelopment Revenue Notes, Series 2020. Additionally, redevelopment programs and operations netted approximately \$5 million in additional funds, which will be further discussed in the Governmental Activities section below (change in net position).

The increase in long-term liabilities of \$17.8 million from the previous year is the net result of the issuance of the Redevelopment Revenue Notes, Series 2020 and recognition of the CRA's portion of the FRS net pension liability, which amounted to approximately \$0.3 million, offset by \$2.2 million of principal payment reductions in previously issued notes and bonds.

The table below presents a summary of changes in net position for the years ended September 30, 2020 and 2019, as derived from the government-wide statement of activities:

<b>Changes in Net Position (In Thousands)</b>		
<b>Governmental Activities</b>		
	<b>2020</b>	<b>2019</b>
<b>Revenues:</b>		
Program Revenues:		
Charges for services	\$ 19	\$ 21
Operating grants and contributions	-	38
General Revenues:		
Property taxes	8,132	6,409
Intergovernmental revenue	7,149	6,257
Investment earnings	197	257
Other revenue	90	269
<b>Total Revenue</b>	<b>15,587</b>	<b>13,251</b>
<b>Expenses:</b>		
Public safety	735	756
Physical environment	24	18
Transportation	-	448
Economic environment	7,799	6,515
Interest and other fiscal charges	525	751
<b>Total Expenses</b>	<b>9,083</b>	<b>8,488</b>
<b>Change in Net Position</b>	<b>6,504</b>	<b>4,763</b>
Net Position, Beginning	29,620	24,857
<b>Net Position, Ending</b>	<b>\$ 36,124</b>	<b>\$ 29,620</b>

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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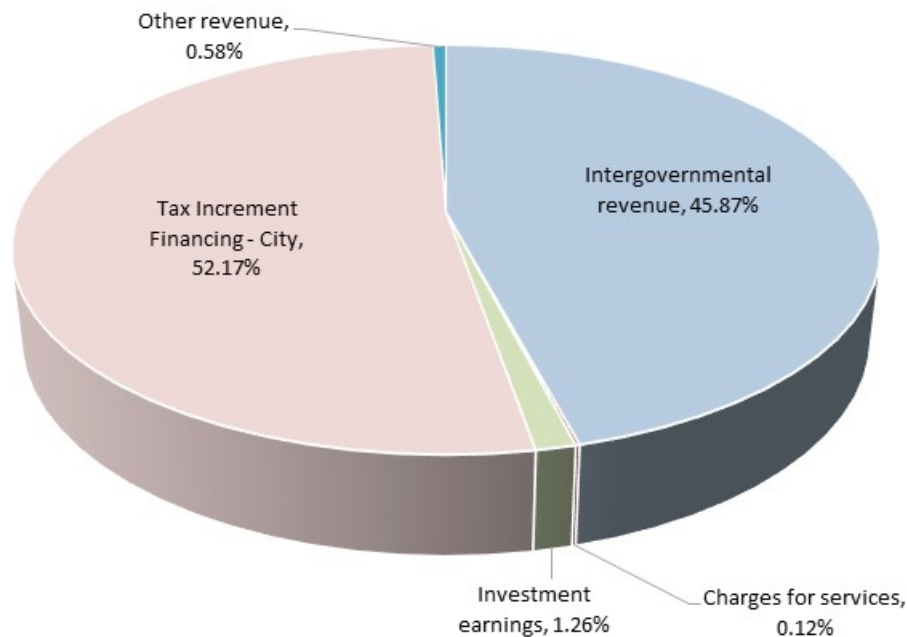
**Governmental Activities**

Governmental activities increased the CRA's net position by \$6.5 million in 2020 and \$4.8 million in 2019. The positive net changes for both years were the outcome of increasing incremental tax revenues, in combination with less than anticipated spending in redevelopment programs. The increase from the prior year change in net position relates to the net increase in the long-term assets and liabilities of the CRA.

Incremental tax revenues from the City's Ad Valorem taxes increased from 2019 to 2020 by \$1.7 million, or 26.9%, and intergovernmental revenues, which represent incremental tax revenues from outside agencies, increased by \$0.9 million, or 14.3%. The increases in such revenues are the result of rising assessed property values, increase in the millage rate, and new development.

Economic environment program expenses increased by \$1.3 million, or 19.7%, from the prior year, of which \$0.8 million represents assistance provided by the CRA to qualifying businesses and CRA residents as relief from the impact of COVID-19. The increase in economic environment expenses was partially offset by both a \$0.5 million decrease in transportation program expenses and a \$0.2 million decrease in interest and other fiscal charges. Transportation program expenses declined as public transit programs within the City were reduced in an effort to combat COVID-19. The decrease in interest and other fiscal charges relates to the recognition of a one-time principal reduction in the CRA's allocation of the City's Capital Improvement Revenue and Refunding Bonds (see Note 9 – Long-Term Liabilities).

**Revenue by Source - Governmental Activities**



**Financial Analysis of the CRA Governmental Funds**

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



**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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The focus of the CRA's *governmental funds* 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, *unassigned fund* balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The CRA's governmental funds reported combined ending fund balances of \$42.9 million, an increase of \$24.9 million from the prior year's ending fund balance. This significant increase was the result of the \$20 million Redevelopment Revenue Note, Series 2020 issuance, which is recorded in the governmental funds as an other financing source. The fund balance is categorized to indicate whether it is not available for new spending because it represents resources that are non-spendable (\$10.3 million), that are restricted for capital projects (\$19.9 million), or that are committed for community redevelopment (\$12.7 million).

The fund balance of the CRA's General Fund totaled \$22.9 million as of September 30, 2020. This represents a net increase of \$5.0 million from operations during the fiscal year. Key factors of the overall increase compared to fiscal year 2018-19 are as follows:

- An increase of \$1.7 million in incremental tax revenues due to increases in the taxable assessed values;
- An increase of \$0.9 million in intergovernmental revenues due to increases in the taxable assessed values;
- Timing of expenditures appropriated for the HBCRA's Redevelopment Plan to be spent in future periods;

The Redevelopment Revenue Notes Fund was created in the current fiscal year to account for debt proceeds related to the HBCRA Redevelopment Revenue Notes, Series 2020. The debt was issued for the construction of public improvements throughout the redevelopment district in the amount of \$20.0 million. Restricted fund balance at September 30, 2020, is \$19.9 million due to issuance costs paid with debt proceeds recognized at the time of issuance.

### **Budgetary Highlights**

Differences between the CRA's original budget and the final amended budget consist primarily of encumbrances and unexpended project budget amounts which will roll forward to the new fiscal year. Additionally, debt servicing for the HBCRA Redevelopment Revenue Note, Series 2020, was budgeted in the CRA's General Fund in the amount of \$1.5 million, but was not expended as the first principal repayment is not required until fiscal year 2021.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

**Capital Assets and Debt Administration**

**Capital assets.** As of September 30, 2020, and 2019, the CRA had \$28.3 million and \$29.1 million, respectively, invested in a variety of capital assets, as reflected in the following schedule:

<b>Capital Assets</b> <b>(In Thousands, Net of Depreciation)</b>		
<b>Governmental</b> <b>Activities</b>		
	<b>2020</b>	<b>2019</b>
Land	\$ 18,849	\$ 18,849
Construction in progress	152	330
Buildings	2,043	2,171
Improvements other than buildings	6,587	7,120
Vehicles and equipment	107	83
Infrastructure	541	567
<b>Total</b>	<b>\$ 28,279</b>	<b>\$ 29,120</b>

Capital assets remained relatively consistent with the prior year. The decrease in capital assets is primarily caused by depreciation expense (\$0.6 million) for the fiscal year, as well as the disposal of several state construction in progress projects (\$0.2 million) and disposals of older CRA improvements (\$0.2 million) that related to Bluesten Park and the Historic Village. Bluesten Park was completely renovated by the City and the Historic Village is under renovation projects as both are under the City's G.O. Bond Parks Master Plan.

Additional information can be found in Note 6 – Capital Assets.

**Long-term liabilities.** As of year-end, the CRA had \$34.8 million in long-term debt, which consist of three components: the estimated future principal payments to be transferred to the City for the CRA's allocation of the City's Revenue Bonds, Series 2007A and Capital Improvement Refunding Revenue Bonds, Series 2016; the CRA's notes payable relating to the issuance of the CRA Redevelopment Revenue Notes, Series 2015; and the CRA's notes payable relating to the issuance of the CRA Redevelopment Revenue Notes, Series 2020. This compares with \$17.0 million in the prior year. The increase was the net result of the issuance of debt and the reduction \$2.2 million in principal payments during the year.

The debt position of the CRA is summarized below. Additional information can be found in Note 9 – Long-Term Liabilities:

<b>Principal on Long-Term Debt</b> <b>(In Thousands)</b>		
<b>Governmental Activities</b>		
	<b>2020</b>	<b>2019</b>
Revenue note 2015	\$ 8,970	\$ 10,330
Allocation of City revenue bonds	5,529	6,672
Revenue note 2020	20,000	-
<b>Total</b>	<b>\$ 34,499</b>	<b>\$ 17,002</b>

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**  
**For the Year Ended September 30, 2020**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

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**Contacting the CRA's Financial Management**

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. If you have questions about this report or need additional information, contact the CRA's Treasurer at 400 South Federal Highway, Hallandale Beach, Florida 33009 or (954) 457-1370.



Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

## **BASIC FINANCIAL STATEMENTS**

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 14,098,932
Restricted assets: cash	19,936,422
Loans receivable, net of allowances	1,724,483
Tax deeds	329
Assets held for resale	8,539,127
Capital assets, nondepreciable	19,001,047
Capital assets, depreciable, net of accumulated depreciation	9,277,714
Total assets	<u>72,578,054</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Pensions - FRS	<u>232,156</u>
Total deferred outflows of resources	<u>232,156</u>
<b>LIABILITIES</b>	
Current liabilities	
Accounts payable and accrued liabilities	958,583
Accrued interest	448,104
Due to City	432,747
Unearned revenue	22,476
Noncurrent liabilities	
Due within one year	4,462,935
Due in more than one year	30,355,908
Total liabilities	<u>36,680,753</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Pensions - FRS	<u>4,682</u>
Total deferred inflows of resources	<u>4,682</u>
<b>NET POSITION</b>	
Net investment in capital assets	22,686,575
Unrestricted	13,438,200
Total net position	<u>\$ 36,124,775</u>

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

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
				Governmental Activities
Governmental activities				
Public safety	\$ 735,442	\$ -	\$ -	\$ (735,442)
Physical environment	24,048	-	-	(24,048)
Economic environment	7,799,014	18,930	-	(7,780,084)
Interest and other fiscal charges	525,058	-	-	(525,058)
Total governmental activities	<u>\$ 9,083,562</u>	<u>\$ 18,930</u>	<u>\$ -</u>	<u>(9,064,632)</u>
General revenues				
Tax increment financing - City				8,132,966
Intergovernmental revenue (not restricted to specific programs)				7,149,007
Unrestricted investment earnings				197,489
Other revenue				<u>90,326</u>
Total general revenues				<u>15,569,788</u>
Change in net position				6,505,156
Net position, beginning				<u>29,619,619</u>
Net position, ending				<u>\$ 36,124,775</u>

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

# HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)

## BALANCE SHEET

### GOVERNMENTAL FUNDS

SEPTEMBER 30, 2020

ASSETS	General Fund	Redevelopment Revenue Notes Fund	Total Governmental Funds
Cash	\$ 14,098,932	\$ -	\$ 14,098,932
Restricted assets: cash	-	19,936,422	19,936,422
Loans receivable, net of allowances	1,724,483	-	1,724,483
Tax deeds	329	-	329
Assets held for resale	8,539,127	-	8,539,127
Total assets	<u>\$ 24,362,871</u>	<u>\$ 19,936,422</u>	<u>\$ 44,299,293</u>
 <b>LIABILITIES AND FUND BALANCE</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 958,583	\$ -	\$ 958,583
Due to City	432,747	-	432,747
Unearned revenue	22,476	-	22,476
Total liabilities	<u>1,413,806</u>	<u>-</u>	<u>1,413,806</u>
<b>FUND BALANCE</b>			
Nonspendable:			
Assets held for resale	8,539,127	-	8,539,127
Long-term loans receivable	1,724,483	-	1,724,483
Restricted for:			
Capital projects	-	19,936,422	19,936,422
Committed:			
Community redevelopment	12,685,455	-	12,685,455
Total fund balance	<u>22,949,065</u>	<u>19,936,422</u>	<u>42,885,487</u>
Total liabilities and fund balance	<u>\$ 24,362,871</u>	<u>\$ 19,936,422</u>	<u>\$ 44,299,293</u>

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

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2020**

Total fund balance for governmental funds		\$ 42,885,487
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	\$ 31,973,934	
Less accumulated depreciation	<u>(3,695,173)</u>	
		28,278,761
Deferred outflows of resources are not current financial resources and therefore are not reported in the funds.		
Deferred outflows relating to pensions - FRS		232,156
Deferred inflows of resources are not available to pay for current expenditures and therefore are not reported in the funds.		
Deferred inflows relating to pensions - FRS		(4,682)
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.		
Revenue Notes, Series 2015	(8,970,000)	
Revenue Notes, Series 2020	(20,000,000)	
Allocation of principal on capital improvement bonds	(5,528,608)	
Net pension liability - FRS	(271,434)	
Accrued interest expense	(448,104)	
Compensated absences	<u>(48,801)</u>	
		<u>(35,266,947)</u>
Total net position, governmental activities		<u>\$ 36,124,775</u>

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



**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	General Fund	Redevelopment Revenue Notes Fund	Total Governmental Funds
<b>REVENUES</b>			
Tax increment financing - City	\$ 8,132,966	\$ -	\$ 8,132,966
Tax increment financing - intergovernmental	7,149,007	-	7,149,007
Charges for services	18,930	-	18,930
Investment earnings	194,614	2,875	197,489
Other revenues	90,326	-	90,326
Total revenues	<u>15,585,843</u>	<u>2,875</u>	<u>15,588,718</u>
<b>EXPENDITURES</b>			
Current			
Public safety	735,442	-	735,442
Physical environment	24,048	-	24,048
Economic environment	6,810,109	-	6,810,109
Debt service			
Principal	2,503,092	-	2,503,092
Interest	425,780	-	425,780
Bond issuance costs	-	66,453	66,453
Capital outlay	87,345	-	87,345
Total expenditures	<u>10,585,816</u>	<u>66,453</u>	<u>10,652,269</u>
Excess (deficiency) of revenues over expenditures	<u>5,000,027</u>	<u>(63,578)</u>	<u>4,936,449</u>
<b>Other financing sources</b>			
Issuance of bonds	<u>-</u>	<u>20,000,000</u>	<u>20,000,000</u>
Net change in fund balance	5,000,027	19,936,422	24,936,449
<b>Fund balance, beginning</b>	<u>17,949,038</u>	<u>-</u>	<u>17,949,038</u>
<b>Fund balance, ending</b>	<u>\$ 22,949,065</u>	<u>\$ 19,936,422</u>	<u>\$ 42,885,487</u>

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

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

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

Net change in fund balance - total governmental funds	\$	24,936,449
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Governmental funds report 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	\$	87,345	
Depreciation expense		<u>(626,687)</u>	(539,342)

Various miscellaneous transactions relating to capital assets reported in the statement of activities are not reported in the funds because they have no effect on current financial resources.

Disposal of capital assets			(301,692)
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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.

Issuance of redevelopment revenue notes		(20,000,000)	
Principal repayments on bonds		<u>2,503,092</u>	(17,496,908)

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:

Change in deferred inflows and outflows relating to pensions and the net pension liability		(43,960)	
Accrued interest		(32,825)	
Compensated absences		<u>(16,566)</u>	<u>(93,351)</u>

Change in net position of governmental activities	\$	<u><u>6,505,156</u></u>
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**The accompanying notes are an integral part of the financial statements.**



Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

## **NOTES TO BASIC FINANCIAL STATEMENTS**

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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

**A. Financial Reporting Entity**

Pursuant to Section 163.387, *Florida Statutes*, the City of Hallandale Beach (the "City") established a Redevelopment Trust Fund for the Community Redevelopment Agency (CRA or Agency), effective December 1996. The City Commission, which is the Agency's Board of Directors, approved a Community Redevelopment Plan, which will primarily utilize Tax Increment Financing to fund community redevelopment within the designated area. The specific area incorporates approximately two thirds of the City with the exception of the most easterly portion of the City. The base year established as of January 1, 1996, will be utilized in determining the base amount of property valuation. Each year the City, County and Children's Services Council must contribute 95% of the incremental increase, if any, in ad valorem taxes levied over and above the base year. The Hospital District has made a separate agreement for a flat amount. Although the Agency is legally separate from the City, the CRA is reported as part of the City as a blended component unit as its sole purpose is to finance and redevelop the City's designated redevelopment areas.

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) applicable to state and local governmental units, which are promulgated by the Governmental Accounting Standards Board (GASB). Significant accounting and reporting policies and practices used by the CRA are described below:

**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. 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.

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 for.

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

The governmental funds financial statements 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.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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

**C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)**

Effective October 1, 2019, the CRA implemented the following GASB Pronouncements:

GASB issued Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance. The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later. The effective dates of certain provisions contained in the following pronouncements are postponed by one year: Statement No. 84 - Fiduciary Activities, Statement No. 90 - Majority Equity Interests, Statement No. 91 - Conduit Debt Obligations, Statement No. 92 - Omnibus 2020, Statement No. 93 - Replacement of Interbank Offered Rate. The effective date of the following pronouncement is postponed by 18 months: Statement No. 87 - Leases. The impact to the CRA's financial reporting was not significant.

GASB Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements. The objective of this Statement is to clarify which liabilities governments should include in their note disclosures related to debt. GASB is requiring direct borrowings and direct placements to be presented separately because they may expose a government to risks that are different from, or additional to, risks related to other types of debt. The statement also requires the disclosure of additional essential debt related information for all types of debt, including amounts of unused lines of credit and assets pledged as collateral for debt. Also required to be disclosed are terms specified in debt agreements related to: Significant events of default with finance-related consequences, significant termination events with finance related consequences, and significant subjective accelerated clauses. This Statement is effective for periods beginning after June 15, 2018. The impact to the CRA's financial reporting was not significant.

The CRA reports the following major governmental funds:

The General Fund is the primary operating fund of the CRA. It accounts for the tax increment revenue assessed on properties in the specified CRA area and capital improvements, neighborhood improvement loans, and other programs that meet the objectives of the CRA's community redevelopment plan.

The Redevelopment Revenue Notes Fund accounts for capital improvements financed from the CRA's Redevelopment Revenue Notes, Series 2020.

As a general rule, the effect of interfund balances and activity has been eliminated from the government-wide financial statements.

**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 maintains its own cash account which is used for the majority of CRA transactions. The CRA also maintains a separate cash account for the proceeds of the Redevelopment Revenue Notes, Series 2020.

**E. Investments**

Investments are reported at fair value. The difference between cost and fair value of investments held is recorded as net unrealized gains or losses and is included in investment earnings.

**F. Receivables and Payables**

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "due to/from other funds" (current portion of loans) or "advances to/from other funds" (noncurrent portion of loans).

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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

**F. Receivables and Payables (Continued)**

Loans receivable are recorded and where appropriate, an associated allowance for uncollectible loans has been established. All receivables are shown net of an allowance for uncollectibles. Based on past experience, the CRA deems all balances greater than 90 days to be uncollectible unless a mortgage or restrictive covenant lien was placed against the borrower's property.

**G. Assets Held for Resale**

The CRA acquires and develops property in economically depressed areas, for the intention of rendering the property suitable for economic development and then reselling or conveying it to private sector purchasers meeting certain criteria. Since these properties are acquired with the express intent of resale and/or development, they are reported at lower of cost/donated value or net realizable value. Assets donated from the City or other related entities are recorded at the carrying value of the donor entity. Donated assets from other sources are recorded at lower of cost/donated value or net realizable value. The cost basis of assets held for resale and development include costs incurred to acquire the asset and prepare the asset for resale and development, such as purchase price, closing fees, surveys, lot clearing, demolition, judgments levied through suits, costs of construction, permits etc. These assets include land, land improvements, and buildings. Upon the sale of these assets, a gain or loss is recognized. When the net realizable amount is less than the carrying amount, a loss would be recognized. Gains are recorded as economic environment charges for services in the government-wide statements and other revenues in the fund financial statements and losses are recorded as economic environment expenses/expenditures.

**H. Restricted Assets**

Restricted assets, consisting of cash and cash equivalents, represent assets restricted to a particular usage. The restricted cash balance at end of the current fiscal year represents unspent bond proceeds.

**I. 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 for all capital assets other than intangibles, which have a value of greater than \$35,000. 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:

Vehicles and equipment	5 years
Buildings and improvements other than buildings	20 years
Infrastructure	42 years
Intangibles	5-20 years

**J. Compensated Absences**

The CRA accrues for vacation and sick leave based on anticipated use or payout (i.e., amounts that are due and payable). Accumulated and unpaid vacation pay and sick leave are recorded as expenses in the government-wide statements when earned. Expenditures for accumulated compensated absences have been recorded in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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

**K. Unearned/Unavailable Revenue**

Unearned revenue arises when resources are received by the CRA before it has a legal claim to them. In addition, inflows that do not yet meet the criteria for revenue recognition are recorded as unearned revenue or a deferred inflow in the government-wide and the fund financial statements. In subsequent periods, when the CRA has a legal claim to the resources, the liability for unearned revenue or a deferred inflow is removed and revenue is recognized. In the governmental funds, unavailable revenue may also arise if the funds are not received in the availability period; the funds are then not considered a current available resource.

**L. Long-Term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, and debt principal payments are reported as debt service expenditures.

**M. Pension Plans**

The CRA participates in the Florida Retirement System cost-sharing, multi-employer defined benefit pension plans. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to the pensions, and pension expense, information about the fiduciary net position of the Plans and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit term.

**N. Fund Balance/Net Position**

In fund financial statements, the governmental funds 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 Board of Directors through adoption of the budget.

Non-spendable fund balances include amounts that cannot be spent because they are either: (a) not in spendable form, or (b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that has not been assigned to other funds and 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.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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

**N. Fund Balance/Net Position (Continued)**

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 in excess of the related liabilities payable from restricted assets. Unrestricted net position represents resources that are available for spending.

When outlays for a particular purpose can be used from both restricted and unrestricted net position in the government-wide fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted resources are available for use, it is the CRA's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

**O. 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/expenses during the reporting period. Actual results could differ from those estimates.

**P. Risk Management**

The CRA is insured, through the City's self-insurance program, for general liability, health, directors and officers, and property damage. A separate policy through a third-party insurer is used for workers compensation. The CRA pays its share of health insurance and workers' compensation premiums for its employees. There are no outstanding general liability claims related to the CRA.

**Q. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The CRA reports pension related deferred outflows in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The CRA reports pension related deferred inflows in this category.

**NOTE 2: TAX INCREMENT REVENUE**

The primary source of revenue is tax increment funds received through the City, the County, the South Broward Hospital District and the Children's Services Council. The revenue from the City is treated as tax increment financing - City, while the remainder is recorded as tax increment financing - intergovernmental revenue.



**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 3: DEPOSITS AND INVESTMENTS**

Cash balances of the CRA consist of the following at September 30, 2020:

Deposits with financial institutions	\$ 14,253
Florida PRIME	<u>34,021,101</u>
Total	<u>\$34,035,354</u>

Deposits: At September 30, 2020, the carrying amount of the Hallandale Beach Community Redevelopment Agency's bank deposits was \$14,253. These are defined as public deposits. All CRA public deposits are held in qualified public depositories pursuant to Chapter 280, *Florida Statutes, 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 collateral pledging level may range from 50% to 125% depending upon the depository's financial condition and the length of time that the depository has been established. All collateral must be deposited with an approved financial institution. Any losses to public depositors resulting from insolvency are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessment against other qualified public depositories of the same type as the depository in default. The CRA's bank balances were insured either by the Federal Depository Insurance or collateralized in the bank's participation in the Florida Security for Public Deposits Act.

The State Board of Administration (SBA) administers the Florida PRIME which is governed by Chapter 19-7 of the Florida Administrative Code and Chapters 218 and 215 of the Florida Statutes. These rules provide guidance and establish the policies and general operating procedures for the administration of the Florida PRIME. The Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however, the Board has adopted operating procedures consistent with the requirements for a 2a-7 fund, which permits money market funds to use amortized cost to maintain a constant net asset value (NAV) of \$1 per share.

In accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, the CRA's investment in the Florida PRIME meets the definition of a qualifying investment pool that measures, for financial reporting purposes, all of its investments at amortized cost and should disclose the presence of any limitations or restrictions on withdrawals. As of September 30, 2020, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

The investments in the Florida PRIME are not insured by FDIC or any other governmental agency. Florida PRIME is rated AAAM by Standard and Poor's.

Concentration of Credit Risk: The CRA follows the City's investment policy which is in accordance with Florida Statute 218.415. The policy authorizes investments in certificates of deposit, obligations of the U.S. Treasury, its agencies and instrumentalities, commercial paper, money market mutual funds, state and local government debt, corporate notes, and pooled investments of the SBA. In addition, the City's policy limits overall investment in any one issuer to 5% or less, except for United States Government agencies, federal instrumentalities and interest bearing time deposits or savings accounts. The CRA did not hold any investment securities as of September 30, 2020.

As of September 30, 2020, the CRA had the following investment presented as cash subject to interest rate risk:

Investment	Weighted Average Maturity
SBA - Florida PRIME	<u>\$34,021,101</u> 48 days

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**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 4: LOANS RECEIVABLE**

The CRA assists homeowners, through the Neighborhood Improvement Program (NIP), with loans for making exterior repairs and improvements to single-family residential properties up to \$50,000 and multi-family properties up to \$75,000. The CRA also assists commercial property owners with loans up to \$200,000 for exterior rehabilitation, expansion and or relocation costs.

**Affordable Housing Loan Program**

The CRA assists homebuyers with the cost of construction of a new single family home or the purchase of an existing single-family home, condominium or townhouse by providing gap funding and closing costs of up to \$80,000 for affordable housing buyers. The program also offers an incentive of up to \$10,000 in down payment assistance for workforce housing buyers. An additional \$5,000 is available for workforce housing buyers who are first responders, teachers and nurses. Repayment is not required if the buyer maintains (homesteads) the property as a primary resident for ten years. Due to the nature of these types of loans, the CRA expenses the loan amount at the time of issuance due to the uncertainty as to the date or amount of future collections.

Loans receivable for the CRA Fund, with the related allowance for uncollectible amounts, as of September 30, 2020, is as follows:

CRA housing assistance loans receivable	\$ 1,779,738
Interest on loans receivable	4,886
Less: allowance for uncollectibles	<u>(60,141)</u>
Loans receivable, net	<u>\$ 1,724,483</u>

For the year ended September 30, 2020, the CRA earned approximately \$37,000 in loan program interest included in investment earnings.

**NOTE 5: ASSETS HELD FOR RESALE**

Assets held for resale consist of properties available for affordable housing or redevelopment. Activity for the year ended September 30, 2020, is summarized in the following table:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Assets held for resale	<u>\$ 8,159,090</u>	<u>\$ 380,037</u>	<u>\$ -</u>	<u>\$ 8,539,127</u>

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 6: CAPITAL ASSETS**

The following is a summary of capital asset activity for the year ended September 30, 2020:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets, not being depreciated				
Land	\$ 18,849,365	\$ -	\$ -	\$ 18,849,365
Construction in progress	329,564	8,612	(186,494)	151,682
Total capital assets not being depreciated	<u>19,178,929</u>	<u>8,612</u>	<u>(186,494)</u>	<u>19,001,047</u>
Capital assets, being depreciated				
Buildings	2,549,259	-	-	2,549,259
Improvements other than buildings	9,091,691	-	(164,161)	8,927,530
Vehicles and equipment	728,710	78,733	(29,417)	778,026
Infrastructure	718,072	-	-	718,072
Total capital assets being depreciated	<u>13,087,732</u>	<u>78,733</u>	<u>(193,578)</u>	<u>12,972,887</u>
Less accumulated depreciation for				
Buildings	(378,811)	(127,463)	-	(506,274)
Improvements other than buildings	(1,971,525)	(445,113)	76,406	(2,340,232)
Vehicles and equipment	(645,853)	(27,262)	1,974	(671,141)
Infrastructure	(150,677)	(26,849)	-	(177,526)
Total accumulated depreciation	<u>(3,146,866)</u>	<u>(626,687)</u>	<u>78,380</u>	<u>(3,695,173)</u>
Total capital assets being depreciated, net	<u>9,940,866</u>	<u>(547,954)</u>	<u>(115,198)</u>	<u>9,277,714</u>
Capital assets, net	<u>\$ 29,119,795</u>	<u>\$ (539,342)</u>	<u>\$ (301,692)</u>	<u>\$ 28,278,761</u>

Depreciation expense in the amount of \$626,687 was charged to the economic environment function for the year ended September 30, 2020.

**NOTE 7: ACCOUNTS PAYABLE AND ACCRUED LIABILITIES**

Accounts payable and accrued liabilities for the CRA as of September 30, 2020, were as follows:

Vendor payables	\$ 896,084
Retainage payables	22,607
Accrued payroll	<u>39,892</u>
Total payables	<u>\$ 958,583</u>

**NOTE 8: DUE TO THE CITY**

Amounts due to the City consist of \$432,747 for the payment of administrative fees and charges for services based on various memorandum of understanding agreements and interlocal agreements, as well as various expenditures paid by the City's pooled cash account and not yet reimbursed by the CRA back to the City.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 9: LONG-TERM LIABILITIES**

Capital Improvement Revenue and Refunding Bonds

On September 6, 2007, the City issued Revenue Bonds, Series 2007A for the purpose of financing the acquisition of park land. The City and CRA agreed to allocate the percentage of bond proceeds spent on park lands within the CRA boundaries to the CRA. On July 20, 2016, the bonds were partially refunded through the issuance of Capital Improvement Refunding Revenue Bonds, Series 2016, in which the CRA's debt service was revised to ensure that the ratio over the life of both bond issues are approximately 76% and 24% for the CRA and non-CRA properties, respectively. The CRA's ratio for principal and interest debt servicing was revised in June 2020, under agreement with the City, to reflect the CRA's sunset in 2026. The revision resulted in recognition of a \$291,892 reduction in the CRA's allocation of principal balance during the year ended September 30, 2020.

The interest rates on the bonds range from 2% to 5% and the final debt service payment for the CRA, as agreed upon with the City, is April 1, 2026. There are no revenues or assets of the CRA that are pledged as collateral for the bonds. The bonds, including the payment of interest, are secured by a pledge from the City to budget and appropriate amounts from non-ad valorem revenues. Pledge revenues are deposited into the City's Revenue Bond Debt Service Fund. There are no subjective acceleration clauses for this note. In the event of a default, all pledged funds shall be first applied to the payment of the reasonable and proper charges, expenses, and liabilities of the trustee or receiver, Registrar and Paying agent and then applied to the payment of interest and principal or Redemption Price, if applicable, then due on the Bonds.

Revenue Note, Series 2015

On November 18, 2015, the CRA Board authorized the issuance of HBCRA Redevelopment Revenue Note, Series 2015 in the amount of \$15,400,000 for the purpose of financing and reimbursing the cost of the acquisition, construction and equipping of certain capital improvements consistent with the Agency's Redevelopment Plan. Pledged revenues consist of the HBCRA's tax increment revenues paid by the City, Broward County, the South Broward Hospital District and the Children's Services Council of Broward County, as well as the water public service tax revenues. The note bears an interest rate of 2.72% and the final maturity is February 1, 2026.

In the event of a default, bondholders may take suit, actions or special proceedings under the laws of the State of Florida or under Bond resolution to protect and enforce their rights. In certain cases, in the event of a default, the interest rate on the debt may be increased. Default could also cause the acceleration of the entire remaining, unpaid balance of the Note.

Revenue Note, Series 2020

On July 30, 2020, the CRA Board authorized the issuance of HBCRA Redevelopment Revenue Note, Series 2020, as a direct placement, in the amount of \$20,000,000 for the purpose of financing and reimbursing the cost of the acquisition, construction and equipping of certain capital improvements consistent with the Agency's Redevelopment Plan. Pledged revenues consist of the HBCRA's tax increment revenues paid by the City, Broward County, the South Broward Hospital District and the Children's Services Council of Broward County. The note bears an interest rate of 2.35% and the final maturity is February 1, 2026.

In the event of a default, the owner of the Note may take suit, actions or special proceedings under the laws of the State of Florida or under Bond resolution to protect and enforce their rights. In certain cases, in the event of a default, the interest rate on the debt may be increased. Default could also cause the acceleration of the entire remaining, unpaid balance of the Note.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Hallandale Beach, Florida)

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 9: LONG-TERM LIABILITIES (CONTINUED)**

The following details the changes in long-term liabilities for the year ended September 30, 2020:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Capital improvement revenue and refunding bonds	\$ 6,671,700	\$ -	\$ (1,143,092)	\$ 5,528,608	\$ 809,008
Revenue Notes, Series 2015	10,330,000	-	(1,360,000)	8,970,000	1,395,000
Direct placement:					
Revenue Notes, Series 2020	-	20,000,000	-	20,000,000	2,250,000
Net pension liability - FRS	-	323,713	(52,279)	271,434	-
Compensated absences	32,235	62,305	(45,739)	48,801	8,927
Total governmental activities long-term liabilities	<u>\$ 17,033,935</u>	<u>\$ 20,386,018</u>	<u>\$ (2,601,110)</u>	<u>\$ 34,818,843</u>	<u>\$ 4,462,935</u>

The CRA had no open or unused lines of credit, or direct borrowing liabilities as of September 30, 2020. The outstanding liabilities from direct placements was \$20,000,000 as of September 30, 2020.

A summary of annual debt service requirements as of September 30, 2020, is as follows:

<u>Fiscal Year Ending</u>	<u>Revenue Note Series 2015</u>		<u>Capital Improvement Revenue and Refunding Bonds</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2021	\$ 1,395,000	\$ 243,984	\$ 809,008	\$ 356,480
2022	1,435,000	206,040	852,150	315,313
2023	1,475,000	167,008	897,000	271,584
2024	1,515,000	126,888	938,400	225,699
2025	1,555,000	85,680	990,150	177,485
2026	1,595,000	43,384	1,041,900	126,684
	<u>\$ 8,970,000</u>	<u>\$ 872,984</u>	<u>\$ 5,528,608</u>	<u>\$ 1,473,245</u>

<u>Fiscal Year Ending</u>	<u>Direct Placement Capital Improvement Revenue Bonds - Series 2020</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ 2,250,000	\$ 445,247
2022	2,850,000	383,964
2023	3,190,000	312,934
2024	3,545,000	233,730
2025	3,900,000	146,177
2026	4,265,000	50,156
	<u>\$20,000,000</u>	<u>\$ 1,572,208</u>

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 10: MONEY-PURCHASE PLAN AND TRUST**

The City maintains a single-employer money-purchase plan created in accordance with Internal Revenue Code Section 401(a). This defined contribution plan is comprised of seven plans with varying levels of employer and employee contributions. Professional/Management employees and Non-represented employees hired after January 1, 2007, as well as General employees hired after June 19, 2013, are required to enter this plan instead of the defined benefit plan. The plan requires the City to contribute 7.5% to 17% of the members' base pay depending on plan membership. Employee required contributions are 3% to 5.5%.

Effective February 1, 2020, the City terminated its six mandatory 401(a) defined contribution plans and transitioned all participants to the Florida Retirement System ("FRS"). Any unvested participant balances remaining in the plans were fully vested. The City's 401(a) match plan remains active. As a result, general, unrepresented, management and part-time employees were required to participate except for employees participating in the single-employer defined benefit plan of the City.

The CRA's contributions for CRA employees were calculated using the covered payroll amount of approximately \$205,000. The CRA's contribution amounted to \$22,000 or 10.7% of current covered payroll. Covered payroll and contributions covered October 2019 through January 2020, the period prior to the City's participation in FRS.

The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

**NOTE 11: FLORIDA RETIREMENT SYSTEM**

Effective February 2020, the CRA participates in two defined benefit pension plans (Plans) that are administered by the State of Florida, Department of Management Services, Division of Retirement. The Plans provide retirement, disability or death benefits to retirees or their designated beneficiaries. Chapter 121, *Florida Statutes*, establishes the authority for benefit provisions. Changes to the law can only occur through an act of the Florida Legislature. The State of Florida issues a publicly available financial report that includes financial statements and required supplementary information for the Plans. That report is available from the Florida Department of Management Services' website at [www.dms.myflorida.com](http://www.dms.myflorida.com).

The Florida Retirement System (FRS) Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. FRS was established and is administered in accordance with Chapter 121, *Florida Statutes*. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state college, or district school board, unless restricted from FRS membership under Sections 121.053 or 121.122, *Florida Statutes*, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation by cities, municipalities, special districts, charter schools and metropolitan planning organizations is optional.

The Retirees' Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with Section 112.363, *Florida Statutes*. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. To be eligible to receive a HIS benefit, a retiree under a state administered retirement system must provide proof of eligible health insurance coverage, which can include Medicare.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 11: FLORIDA RETIREMENT SYSTEM (CONTINUED)**

**Benefits Provided**

Benefits under FRS are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$5. The minimum payment is \$30 and the maximum payment is \$150 per month, pursuant to Section 112.363, *Florida Statutes*.

**Contributions**

The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3% of their salary to FRS. The employer's contribution rates for the period October 1, 2019 through June 30, 2020, and July 1, 2020 through September 30, 2020, were as follows: Regular Class 8.47% and 10%, Senior Management 25.41% and 27.29%, and DROP Participants 14.60% and 16.98%.

The CRA's contributions for the year ended September 30, 2020, were \$32,131 to FRS and \$7,313 to HIS.

**Pension Liabilities and Pension Expense**

In its financial statements for the year ended September 30, 2020, the CRA reported a liability for its proportionate shares of the net pension liabilities. The net pension liabilities were measured as of June 30, 2020, and the total pension liabilities used to calculate the net pension liability were determined by an actuarial valuation dated July 1, 2020. The CRA's proportions of the net pension liabilities were based on the CRA's share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

	<b>FRS</b>	<b>HIS</b>	<b>Total</b>
Net pension liability	\$ 191,959	\$ 79,475	\$ 271,434
Proportion at:			
Current measurement date	0.0004433%	0.0006515%	
Prior measurement date	0.0000000%	0.0000000%	
Pension expense (benefit)	\$ 59,438	\$ 16,194	\$ 75,632

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 11: FLORIDA RETIREMENT SYSTEM (CONTINUED)**

As of September 30, 2020, the CRA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	FRS		HIS		Totals	
	Deferred Outflows	Deferred Inflows	Deferred Outflows	Deferred Inflows	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 7,347	\$ -	\$ 3,251	\$ 61	\$ 10,598	\$ 61
Change of assumptions	34,751	-	8,546	4,621	43,297	4,621
Net difference between projected and actual earnings on Pension Plan investments	11,429	-	64	-	11,493	-
Changes in proportion and differences between CRA Pension Plan contributions and proportionate share of contributions	93,710	-	59,853	-	153,563	-
CRA Pension Plan contributions subsequent to the measurement date	11,084	-	2,121	-	13,205	-
Total	<u>\$ 158,321</u>	<u>\$ -</u>	<u>\$ 73,835</u>	<u>\$ 4,682</u>	<u>\$ 232,156</u>	<u>\$ 4,682</u>

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year-end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2021. Other pension related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	FRS	HIS
2021	\$ 30,155	\$ 11,640
2022	36,304	11,127
2023	33,727	10,056
2024	27,854	10,589
2025	19,197	10,927
Thereafter	-	12,693
	<u>\$ 147,237</u>	<u>\$ 67,032</u>

**Actuarial Assumptions**

The total pension liability for each of the defined benefit plans, measured as of June 30, 2020, was determined by an actuarial valuation dated July 1, 2020, using the individual entry age normal actuarial cost method and the following significant actuarial assumptions:

	FRS	HIS
Inflation	2.40%	2.40%
Salary increases	3.25%	3.25%
Investment rate of return	6.80%	N/A
Discount rate	6.80%	2.21%

Mortality assumptions for both plans were based on the Generational PUB-2010 with Projection Scale MP-2018.



**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Hallandale Beach, Florida)

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 11: FLORIDA RETIREMENT SYSTEM (CONTINUED)**

For both plans, the actuarial assumptions used in the valuation dated July 1, 2020, were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018. The following changes in key actuarial assumptions occurred in 2020:

FRS: The long-term expected rate of return and the discount rate used to determine the total pension liability decreased from 6.9% to 6.8%.

HIS: The municipal bond index rate and the discount rate used to determine the total pension liability decreased from 3.50% to 2.21%.

The long-term expected investment rate of return was not based on historical returns, but instead was based on a forward-looking capital market economic model. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. For the FRS Pension Plan, the table below summarizes the target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class:

Asset Class	Target Allocation	Annual Arithmetic Return	Compound Annual (Geometric) Return
Cash	1.0%	2.2%	2.2%
Fixed income	19.0%	3.0%	2.9%
Global equity	54.2%	8.0%	6.7%
Real estate (property)	10.3%	6.4%	5.8%
Private equity	11.1%	10.8%	8.1%
Strategic investments	4.4%	5.5%	5.3%
	<u>100.0%</u>		

**Discount Rate**

The discount rate used to measure the total pension liability for FRS was 6.80%. FRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because HIS is essentially funded on a pay-as-you-go basis, a municipal bond rate of 2.21% was used to determine the total pension liability for the program. The Bond Buyer General Obligation Bond 20-Bond Municipal Bond Index was used as the applicable municipal bond index.

**Sensitivity Analysis**

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the employer's proportionate share of the net pension liability if the discount rate was 1% higher or 1% lower than the current discount rate.

	FRS			HIS		
	1% Decrease (5.80%)	Current Discount Rate (6.80%)	1% Increase (7.80%)	1% Decrease (1.21%)	Current Discount Rate (2.21%)	1% Increase (3.21%)
CRA's proportionate share of the net pension liability	\$ 306,526	\$ 191,959	\$ 96,272	\$ 91,869	\$ 79,475	\$ 69,330

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 11: FLORIDA RETIREMENT SYSTEM (CONTINUED)**

**Pension Plan Fiduciary Net Position**

Detailed information regarding the pension plans' fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

**Payables to the Pension Plan**

At September 30, 2020, the CRA had no outstanding required contributions payable to the Pension Plan.

**Defined Contribution Plan**

Pursuant to Chapter 121, *Florida Statutes*, the Florida Legislature created the Florida Retirement Investment Plan (FRS Investment Plan), a defined contribution pension plan qualified under Section 401(a) of the Internal Revenue Code. The FRS Investment Plan is an alternative available to members of the Florida Retirement System in lieu of the defined benefit plan. There is a uniform contribution rate covering both the defined benefit and defined contribution plans, depending on membership class. No employer contributions were made to the plan during the year ended September 30, 2020.

**NOTE 12: DEPOSITS AND WITHDRAWALS**

Pursuant to Florida Statute 163.387, listed below is a summary of the sources and amounts of deposits to, and the purpose and amounts of withdrawals from the CRA Funds for the year ended September 30, 2020:

	<u>Deposits</u>	<u>Withdrawals</u>
Source of deposits:		
Tax increment revenues - Hallandale Beach	\$ 8,132,966	\$ -
Tax increment revenues - other agencies	7,149,007	-
Loan repayments	235,489	-
Loan application fees	18,930	-
Investment income	195,706	-
Debt issuance proceeds	20,000,000	-
Other revenue	25,000	-
Purpose of withdrawals:		
Salaries and benefits	-	803,974
Materials and supplies	-	44,422
Community redevelopment programs	-	1,972,056
Grants to community organizations	-	31,710
Professional and outside services	-	1,632,232
Other service charges	-	100,391
Subsidized loan programs	-	2,443,843
Capital outlay	-	464,875
Debt service	-	1,640,976
Bond issuance costs	-	66,453
Payments to other funds	-	187,328
Transfer to City of Hallandale Beach Capital Projects Fund	-	1,287,896
	<u>\$ 35,757,098</u>	<u>\$ 10,676,156</u>

**NOTE 13: COMMITMENTS**

**Construction and Purchase Commitments**

As of September 30, 2020, the CRA had remaining commitments with contractors in the amount of \$56,900 relating to transportation improvement projects and \$1,745,091 relating to grant related landscaping and beautification projects.

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Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

## **REQUIRED SUPPLEMENTARY INFORMATION**

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**BUDGETARY COMPARISON SCHEDULE – BUDGET AND ACTUAL – GENERAL FUND**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Original Budget	Final Budget	Actual Amount	Variance With Final Budget Positive (Negative)
<b>Revenues</b>				
Property taxes	\$ 8,637,272	\$ 8,162,230	\$ 8,132,966	\$ (29,264)
Intergovernmental	7,163,499	7,119,743	7,149,007	29,264
Charges for services	35,000	35,000	18,930	(16,070)
Investment earnings	253,671	253,671	194,614	(59,057)
Other revenues	455,944	455,944	298,892	(157,052)
Total revenues	<u>16,545,386</u>	<u>16,026,588</u>	<u>15,794,409</u>	<u>(232,179)</u>
<b>Expenditures</b>				
Personal services	1,216,491	1,356,315	818,691	537,624
Operating expenditures	4,521,521	4,843,553	1,799,201	3,044,352
Debt service	4,430,392	4,430,392	2,928,872	1,501,520
Grants and aids	7,653,062	11,323,967	5,230,756	6,093,211
Capital outlay	1,302,396	2,461,274	505,205	1,956,069
Total expenditures	<u>19,123,862</u>	<u>24,415,501</u>	<u>11,282,725</u>	<u>13,132,776</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,578,476)</u>	<u>(8,388,913)</u>	<u>4,511,684</u>	<u>12,900,597</u>
<b>Other financing sources</b>				
Appropriation of fund balance	2,578,476	8,388,913	-	8,388,913
Total other financing sources	<u>2,578,476</u>	<u>8,388,913</u>	<u>-</u>	<u>8,388,913</u>
Change in fund balances	-	-	4,511,684	4,511,684
<b>Fund balances, beginning</b>	<u>17,949,038</u>	<u>17,949,038</u>	<u>17,949,038</u>	<u>-</u>
<b>Fund balances, ending</b>	<u>\$ 17,949,038</u>	<u>\$ 17,949,038</u>		<u>\$ 4,511,684</u>
CRA loan program and assets held for resale transactions (Note 2)			<u>488,343</u>	
<b>Fund balances, ending</b>			<u>\$ 22,949,065</u>	

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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**NOTE 1. BUDGETARY DATA**

The Board of Directors follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to August 1, the Executive Director submits to the Board of Directors a proposed operating and capital budget for the fiscal year commencing October 1. The operating and capital budget includes proposed expenditures and means of financing them.
2. The Board of Directors holds public workshops on the prepared budget.
3. Prior to October 1, the budget is legally enacted by resolution.

The legal level of control, the level at which expenditures may not exceed the budget, is at the category level within a fund. Categories, as used here, include personal services, operating expenditures and capital outlay. The Executive Director is authorized to make transfers of budgeted funds within categories except contingencies and debt service. Unencumbered balances of appropriation lapse at year-end.

The budget for the CRA's General Fund has been adopted on a basis consistent with GAAP, except for unbudgeted amounts related to certain CRA transactions that are excluded for financial statement purposes.

During the year the Board passes a resolution to increase the budget for anticipated projects, most of which were not completed during the current fiscal year. The final reported budgetary data represents the approved budget after amendments approved by the Board. There were supplemental appropriations of \$5,810,437 for the year ended September 30, 2020.

The CRA provides funds allocated to specific projects for two main categories: community redevelopment programs (operating expenditures) and construction projects (capital outlay). Funds are provided through the original adoption of a budget line item. Often the projects overlap several years, and the unspent funds from the prior year are normally rolled forward into the final budget of the current year, which can result in significant differences between the original and final budgets.

**NOTE 2. RECONCILIATION OF CRA TRANSACTIONS**

CRA loan payments received	\$(208,566)
CRA non-forgivable loans issued	355,273
Purchases of assets held for resale	<u>341,636</u>
	<u>\$ 488,343</u>

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF THE CRA'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY -**  
**FLORIDA RETIREMENT SYSTEM PENSION PLAN**

Reporting period ending Measurement date	9/30/2020 6/30/2020
CRA's proportion of the FRS net pension liability	0.00044%
CRA's proportionate share of the FRS net pension liability	\$ 191,959
CRA's covered payroll	\$ 266,108
CRA's proportionate share of the pension liability as a percentage of its covered payroll	72.14%
FRS Plan fiduciary net position as a percentage of the FRS total pension liability	78.85%

**Notes to the Schedule:**

The schedule will present 10 years of information once it is accumulated.  
The CRA began participation in the FRS Plan in February 2020.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF CONTRIBUTIONS**  
**FLORIDA RETIREMENT SYSTEM PENSION PLAN**

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Reporting period ending	<b>9/30/2020</b>
Measurement date	<b>6/30/2020</b>
Contractually required FRS contribution	\$ 32,131
FRS Contributions in relation to the contractually required FRS contribution	<u>32,131</u>
FRS Contribution deficiency (excess)	<u>\$ -</u>
Covered payroll	\$ 409,366
FRS Contributions as a percentage of covered payroll	7.85%

**Notes to the Schedule:**

The schedule will present 10 years of information once it is accumulated.  
The CRA began participation in the FRS Plan in February 2020.



**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF THE CRA'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY-  
HEALTH INSURANCE SUBSIDY PENSION PLAN**

Reporting period ending Measurement date	9/30/2020 6/30/2020
CRA's proportion of the HIS net pension liability	0.00065%
CRA's proportionate share of the HIS net pension liability	\$ 79,475
CRA's covered payroll	\$ 266,108
CRA's proportionate share of the pension liability as a percentage of its covered payroll	29.87%
HIS Plan fiduciary net position as a percentage of the HIS total pension liability	3.00%

**Notes to the Schedule:**

The schedule will present 10 years of information once it is accumulated.  
The CRA began participation in the FRS Plan in February 2020.

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A COMPONENT UNIT OF THE CITY OF HALLANDALE BEACH, FLORIDA)**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF CONTRIBUTIONS**  
**HEALTH INSURANCE SUBSIDY PENSION PLAN**

Reporting period ending	<b>9/30/2020</b>
Measurement date	<b>6/30/2020</b>
Contractually required HIS contribution	\$ 7,313
HIS Contributions in relation to the contractually required HIS contribution	<u>7,313</u>
HIS Contribution deficiency (excess)	<u>\$ -</u>
Covered payroll	\$ 409,366
HIS Contributions as a percentage of covered payroll	1.79%

**Notes to the Schedule:**

The schedule will present 10 years of information once it is accumulated.  
The CRA began participation in the FRS Plan in February 2020.



Hallandale Beach  
COMMUNITY REDEVELOPMENT AGENCY

## **REPORTING SECTION**



## **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 of Directors and Executive Director  
Hallandale Beach Community Redevelopment Agency  
Hallandale Beach, 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 each major fund of Hallandale Beach Community Redevelopment Agency (the "CRA"), (a component unit of the City of Hallandale Beach, Florida), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated June 17, 2021.

### **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.

### **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*.

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**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  
June 17, 2021

*Mauldin & Jenkins, LLC*

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Hallandale Beach, Florida)

**SCHEDULE OF FINDINGS AND RESPONSES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

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**SECTION I**  
**SUMMARY OF AUDIT RESULTS**

**Financial Statements**

Type of auditor's report issued

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 Hallandale Beach Community Redevelopment Agency did not expend \$750,000 in federal or state funds during its fiscal year ended September 30, 2020.

**SECTION II**  
**FINANCIAL STATEMENT FINDINGS AND RESPONSES**

**None reported.**

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of the City of Hallandale Beach, Florida)**

**SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

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None reported.



## INDEPENDENT AUDITOR'S MANAGEMENT LETTER

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Board of Directors and Executive Director  
Hallandale Beach Community Redevelopment Agency  
Hallandale Beach, Florida

### Report on the Financial Statements

We have audited the financial statements of the Hallandale Beach Community Redevelopment Agency (the "CRA"), (a component unit of the City of Hallandale Beach, Florida) as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 17, 2021.

### 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 June 17, 2021, 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.



Bradenton, Florida  
June 17, 2021



## INDEPENDENT ACCOUNTANT'S REPORT

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Board of Directors and Executive Director  
Hallandale Beach Community Redevelopment Agency  
Hallandale Beach, Florida

We have examined Hallandale Beach Community Redevelopment Agency (the "CRA"), (a component unit of the City of Hallandale Beach, Florida) compliance with Sections 163.387(6), 163.387(7), and 218.415, *Florida Statutes*, during the year ended September 30, 2020. 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, 2020.

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  
June 17, 2021

A handwritten signature in cursive script that reads 'Mauldin &amp; Jenkins, LLC'.

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