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TheLauderhill

CRA

Community Redevelopment Agency

BASIC FINANCIAL STATEMENTS

2024

For the Fiscal Year Ended
September 30, 2024



5581 W. Oakland Park Blvd.
Lauderhill, FL 33313



www.lauderhillcra.com
www.lauderhill-fl.gov



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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL**

CRA BOARD OF COMMISSIONERS

Mayor
Denise D. Grant

Vice Mayor – S. “Ray” Martin
Commissioner – Melissa P. Dunn
Commissioner – Richard Campbell
Commissioner – John T. Hodgson

ADMINISTRATION

Sean Henderson, Executive Director
Andrea Anderson, City Clerk
Hans Ottinot, Interim City Attorney

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF CITY OF LAUDERHILL, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Our discussion and analysis of the Lauderhill Community Redevelopment Agency (the "Agency") financial performance provides an overview of the Agency's financial activities for the years ended September 30, 2024 and 2023. Please read it in conjunction with the Agency's financial statements, which immediately follow this discussion.

FINANCIAL HIGHLIGHTS

- The Agency's total assets are more than its liabilities by \$9,678,158. The balance is due to accumulation of assets held in investment, rental income and transfer of funds from the City of Lauderhill. The Agency is optimistic that future property tax revenues and gains from sale of investment properties will continue to be a positive trend in fund balance.
- The governmental activities revenue totaled \$369,829 comprising of \$113,070 from investment income, \$203,747 from rental income and \$53,012 from miscellaneous income.
- The Agency reported a fund balance of \$8,702,973 at the end of the fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components: (1) government-wide financial statements (2) fund financial statements, and (3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements The government-wide financial statements are designed to provide information about the activities of the Agency as a whole, in a manner similar to a private-sector business. Both long-term and short-term information regarding the Agency's finances are presented.

The *Statement of Net Position* presents information on all of the Agency's assets, deferred outflows of resources and liabilities and deferred inflows of resources with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as useful indicators of whether the financial position of the Agency is improving or deteriorating.

The *Statement of Activities* presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon

as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 9-10 of this report.

Fund Financial Statements A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The Agency has only one fund type: governmental funds.

The Agency maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the Eastern Community Redevelopment Agency Fund and Central Community Redevelopment Agency Fund.

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

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

The basic governmental fund financial statements can be found on pages 9-14 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 15 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Our analysis of the financial statements of the Agency begins below. The Statement of Net Position and the Statement of Activities report information about the Agency's activities that will help answer questions about the financial position and result of operations of the Agency. Information for both fiscal years ended 2024 and 2023 are presented for comparison purposes.

Statement of Net Position

As noted previously, net position, over period of time, serves as a useful indicator of the Agency's financial position. The schedule below summarizes the Agency's net position for fiscal years ended 2024 and 2023:

Lauderhill Community Redevelopment Agency
A Component Unit of the City of Lauderhill, Florida
Net Position

	2024	2023
Current and other assets	\$10,305,194	\$4,179,166
Capital assets	975,185	1,031,460
Total assets	<u>11,280,379</u>	<u>5,210,626</u>
Long-term liabilities	-	-
Other liabilities	1,602,221	1,601,829
Total liabilities	<u>1,602,221</u>	<u>1,601,829</u>
Net position		
Net investment in capital assets	975,185	1,031,460
Restricted for:		
Real estate held for investment	\$6,931,256	\$1,219,500
Social services	-	\$816,960
Unrestricted	1,771,717	540,877
Total net position (deficit)	<u>\$ 9,678,158</u>	<u>\$ 3,608,797</u>

The Agency's combined net position was \$9,678,158 at the 2024 fiscal year end. This represents an increase of \$6,069,361 from fiscal year 2023's net position. The primary reason for the increase was the transfer of properties from the City of Lauderhill to the Agency in fiscal year 2024.

Statement of Activities

Governmental activities for the current fiscal year, net position was increased by \$6,069,361. The primary reason for the increase was a transfer of properties in the amount \$7,103,339 from the City of Lauderhill.

Lauderhill Community Redevelopment Agency
A Component Unit of the City of Lauderhill, Florida
Change in Net Position

	<u>2024</u>	<u>2023</u>
Revenues:		
General revenues:		
Investment Income	\$ 113,070	\$ 100,656
Miscellaneous	<u>256,759</u>	<u>5,350</u>
Total revenues and transfers	<u>369,829</u>	<u>106,006</u>
Expenses:		
Economic environment	<u>1,170,278</u>	<u>762,656</u>
Total expenses	<u>1,170,278</u>	<u>762,656</u>
Increase in net position before transfers	<u>(800,449)</u>	<u>(656,650)</u>
Transfers	<u>6,869,810</u>	<u>(306,074)</u>
Increase in net position	6,069,361	(962,724)
Net position (deficit), October 1,	<u>3,608,797</u>	<u>4,571,521</u>
Net position (deficit), September 30	<u><u>\$9,678,158</u></u>	<u><u>\$3,608,797</u></u>

Community Redevelopment Agency Budgetary Highlights

The Agency's revenues were \$76,432 more than the final budget. The total expenditures were \$961,178 less than final budgeted. The Schedule of Revenues, Expenditures, and Changes in Fund Balances-Budget and Actual can be found on page 25 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

In the fiscal year 2025 budget, the revenues and expenditures of the Agency were budgeted to decrease by \$583,961 or 25.29% when compared to fiscal year 2024 budget. The main reason for the decrease was reduce CFG projects in fiscal year 2025.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Agency's finances for interested parties and the public. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lauderhill Community Redevelopment Agency, 5581 W. Oakland Park Boulevard, Suite 241 Lauderhill, Florida, 33313.

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LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
STATEMENT OF NET POSITION
September 30, 2024

ASSETS	GOVERNMENTAL ACTIVITIES
Cash and equity in pooled cash and investments	\$ 2,845,452
Accounts receivable - net	80,000
Real estate held for investment	6,931,256
Other assets	448,486
Depreciable assets-net	975,185
Total assets	<u>11,280,379</u>
 LIABILITIES	
Accounts payable and accrued expenses	2,221
Noncurrent liabilities:	
Due within one year	
Due to other funds	<u>1,600,000</u>
Total Liabilities	<u>1,602,221</u>
 NET POSITION	
Net Investment in capital assets	975,185
Restricted for:	
Real estate held for investment	6,931,256
Unrestricted	<u>1,771,717</u>
Total Net Position	<u>\$ 9,678,158</u>

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

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	PROGRAM REVENUES				Governmental Activities
	Expenses	Charges for services	Operating grants and contributions	Capital grants and contributions	Net (expense) Revenue and Changes in Net Position
Functions/programs					
Primary Government:					
Governmental activities:					
Economic environment	\$ 1,170,278	\$ -	\$ -	\$ -	\$ (1,170,278)
Total primary governmental	\$ 1,170,278	\$ -	\$ -	\$ -	(1,170,278)
General revenues:					
Investment Income					113,070
Miscellaneous					256,759
Transfers					6,869,810
Total general revenues and transfers					7,239,639
Change in net position					6,069,361
Net position (deficit), October 1,					3,608,797
Net position (deficit), September 30,					\$ 9,678,158

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

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA**

Balance Sheet
Governmental Funds
September 30, 2024

	Eastern Community Redevelopment Agency	Central Community Redevelopment Agency	Total Community Redevelopment Agency
ASSETS			
Cash and equity in pooled cash and investments	\$ 1,668,120	\$ 1,177,332	\$ 2,845,452
Accounts receivable - net	-	80,000	80,000
Real estate held for investment	5,904,986	1,026,270	6,931,256
Other assets	3,900	444,586	448,486
Total assets	<u>\$ 7,577,006</u>	<u>\$ 2,728,188</u>	<u>\$ 10,305,194</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 2,221	\$ -	\$ 2,221
Due to other funds	-	1,600,000	1,600,000
Total liabilities	<u>2,221</u>	<u>1,600,000</u>	<u>1,602,221</u>
Fund balances:			
Restricted for:			
Real estate held for investment	5,904,986	1,026,270	6,931,256
Assigned:			
Community redevelopment agency	1,669,799	101,918	1,771,717
Total fund balances (deficit)	<u>7,574,785</u>	<u>1,128,188</u>	<u>8,702,973</u>
Total liabilities and fund balances	<u>\$ 7,577,006</u>	<u>\$ 2,728,188</u>	<u>\$ 10,305,194</u>

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

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA**

Reconciliation of the Balance Sheet of Governmental Funds
To the Statement of Net Position
September 30, 2024

Fund balances - total government funds	\$ 8,702,973
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Amounts reported for 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
governmental funds.

Governmental capital assets, net	<u>975,185</u>
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Net position of governmental activities	<u>\$ 9,678,158</u>
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The notes to the financial statements are an integral part of this statement.

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LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2024

	Eastern Community Redevelopment Agency	Central Community Redevelopment Agency	Total Community Redevelopment Agency
REVENUES			
Investment income	\$ 77,294	\$ 35,776	\$ 113,070
Rental income	203,747	-	203,747
Miscellaneous	53,012	-	53,012
Total revenues	<u>334,053</u>	<u>35,776</u>	<u>369,829</u>
EXPENDITURES			
Current:			
General government	818,581	286,472	1,105,053
Capital Outlay:			
Machinery & equipment	8,950	-	8,950
Total Expenditures	<u>827,531</u>	<u>286,472</u>	<u>1,114,003</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(493,478)</u>	<u>(250,696)</u>	<u>(744,174)</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	6,780,810	322,529	7,103,339
Transfers out	<u>-</u>	<u>(233,529)</u>	<u>(233,529)</u>
Total Other Financing Sources (Uses)	<u>6,780,810</u>	<u>89,000</u>	<u>6,869,810</u>
Net change in fund balances	6,287,332	(161,696)	6,125,636
Fund balances (deficit) - beginning	<u>1,287,453</u>	<u>1,289,884</u>	<u>2,577,337</u>
Fund balances (deficit) - ending	<u>\$ 7,574,785</u>	<u>\$ 1,128,188</u>	<u>\$ 8,702,973</u>

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

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LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Reconciliation of the Statement of Revenues
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
For the Year Ended September 30, 2024

Changes in fund balances - total government funds	\$ 6,125,636
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Amounts reported for governmental activities in the statement
of activities are different because:

Net change in fund balances

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

Expenditures for capital outlays	8,950	
Less current year depreciation	<u>(65,225)</u>	<u>(56,275)</u>

Change in net position of governmental activities	<u>\$ 6,069,361</u>
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The notes to the financial statements are an integral part of this statement.

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial reporting entity

In 2005, the Lauderhill Community Redevelopment Agency (CRA) was created by Ordinance 04O-07-153 for the purpose of revitalizing and enhancing the City of Lauderhill, through infrastructure improvements and targeted acquisition and rehabilitation of deteriorated properties. The Agency operations are governed by Florida Statutes Chapter 163, Part III. Although the Agency is a separate legal entity, the Mayor and City Commissioners are all members of the CRA Board and responsible for approving the budget. The Community Redevelopment Agency Director is the Executive Director, the City Auditor is the CRA Auditor, the City Attorney is its General Counsel and the City Clerk is its Secretary. In addition, the City is financially accountable for the Organization, and it is considered a component unit of the City. Florida Statutes Chapter 163, Part III, as amended (“Redevelopment Act”) authorizes a municipality to create a community redevelopment agency after finding that there exists within the municipality slum or blighted areas. The specific areas slated for redevelopment are the central and eastern locations of Lauderhill. The statute and each District’s Agency Plan outline procedures to determine what development, reconstruction and rehabilitation take priority. The plans also articulate the financial tools, legal authority, and citizen participation necessary to successfully execute the adopted redevelopment plans.

The Community Redevelopment (CRA) Programs and initiatives are primarily funded by property tax increments collected when property values increase within a community redevelopment area and by notes payable. The CRA invests revenues into programs and projects that reflect the goals and objectives of each district’s community redevelopment plan. These programs and projects include business attraction and retention, infrastructure development, community facilities, infill housing, development of 38th Avenue Arts and Entertainment District, Micro loan Program, Commercial Façade program and other complimentary endeavors that nurture an improved and safer environment while promoting community pride.

The financial statements of the Community Redevelopment Agency have been prepared in accordance with accounting principles generally accepted accounting principles in the United States of America (“GAAP”) applicable to state and local governments. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principle.

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

B. Government-wide and Fund Financial Statements

The basic financial statements include both government-wide statements and fund financial statements. The government-wide statements focus on the Community Redevelopment Agency as a whole, while the fund financial statements focus on the individual funds. Each presentation provides valuable information that can be analyzed and compared between years. *The government-wide financial statements* (i.e., the statement of net position and the statement of activities) report information on long term economic resources. *The Statement of Activities* demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and, grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. *General revenues* consist of taxes and other items, not included among program revenues.

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash-flow. Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

D. Accountability and compliance

A budget is adopted for the Agency on an annual basis. The board holds public hearings between February and April of each year to gather residents input on new projects and initiatives for the upcoming budget. The Executive Director submits to the Board a proposed operating budget for the subsequent fiscal year commencing Oct 1. The budget is legally adopted by the Agency board prior to Oct 1. Changes or amendments to the total budgeted expenditures of each fund must be approved by the Board members.

The Agency budgeted and utilized the following amounts:

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

	Original Budget	Additional Appropriations	Final Budget
Lauderhill Community Redevelopment Agency	\$ 964,824	\$ 1,343,886	\$ 2,308,710
Total	\$ 964,824	\$ 1,343,886	\$ 2,308,710

The Community Redevelopment Agency has a fund balances of \$8,702,973 as of September 30, 2024. Fund balance was increased primarily by transfer of properties in the amount of \$7,103,339 from City of Lauderhill.

E. Fund Balance

The Agency adopted the provisions of GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, which is effective for financial statements for periods beginning after June 15, 2010 per resolution No. 11R-06-99. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

The definition of each classification is as follows:

Non-spendable - Amounts not in spendable form or legally or contractually required to be maintained intact. This includes inventories, long term loans and notes receivables, property acquired for sales and prepaid amounts.

Restricted - Amounts restricted for specific purposes by external parties such as creditors, laws or regulator of other governments or by law through constitutional provisions or enabling legislation.

Committed – Amounts can be used for specific purposes pursuant to constraints imposed by the City's code of Ordinances which can only be established, modified or rescind through the passage of ordinances by the City Commission, the City's highest level of decision making authority.

Assigned – Amounts that are neither restricted nor committed; however, funds are constrained for specific purposes. Either the City Manager or her designee has the authority to assign amounts to specific purpose. Assigned funds cannot cause a deficit in unassigned fund balance. The Board has, by resolution 11R-06-99, authorized management to assign fund balance.

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

Unassigned - Fund balance that is not restricted, committed or assigned to specific purposes. All funds in this category provide the resources necessary to meet unexpected expenditures and revenue shortfall. The General fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance are available, it is the City's policy to use restricted amounts first. Additionally, the Agency would first use committed funds, then assigned funds and finally unassigned funds when an expenditure is incurred for which committed, assigned or unassigned fund balance available.

F. Assets, liabilities and net position or equity

1. Cash and investments

The Agency's cash and cash equivalents includes cash on hand, demand deposits, certificates of deposits and money market funds.

2. Accounts Receivables

Receivables are reported net of allowances for uncollectible accounts when applicable

3. Prepaid Expenses

Certain payments to vendors reflect the costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures when consumed rather than when purchased

4. Capital assets

Capital assets - property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable activities columns in the government-wide financial statements. The Agency defines capital

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

assets as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of one year. Purchased or constructed assets are recorded at historical cost or estimated historical cost. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement should be reported at acquisition value.

Major outlays for capital assets and improvements are capitalized as projects are constructed. The costs of normal maintenance and repairs that do not add value to the asset or materially extend its useful life are not capitalized.

Property, plant, and equipment are depreciated using the straight line method over the following estimated useful lives:

Asset	Years
Building	40
Improvements	20
Public domain infrastructure	40
System infrastructure	40
Vehicles	5
Office equipment	5
Computer equipment	5

5. Investment Property

Investment properties are stated at fair market value and unrealized gains and losses are recognized when sold. Inventories in the Component Unit comprised of Cannon Point and Mission Lake Plaza which are located within the central area of Lauderhill; 31 Ave Commercial Plat and Wyngate Plaza are located within the eastern area of Lauderhill.

6. Deferred outflows/inflows of resources

A deferred outflow of resources is defined as a consumption of net assets by the Agency that is applicable to a future reporting period and is recognized on the Government-wide Statement of Net Position, reported as a separate section for

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

deferred outflows of resources when applicable. The Agency did not have any deferred outflow of resources as of September 30, 2024.

A deferred inflow of resources is defined as an acquisition of net assets by the government that is applicable to a future reporting period and is reported on the Government-Wide Statement of Net Position as a separate section for deferred inflows of resources when applicable. The Agency did not have any deferred inflow of resources as of September 30, 2024.

7. Advances

The City of Lauderhill and the Community Redevelopment Agency entered into an agreement where the City advanced the Agency a \$1,600,000 to purchase investment real estate and to improve blight and slum areas within the City. The City is anticipating repayment of the loans from gains received from the development and sale of these properties and operating revenues from property taxes.

8. Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities when applicable. The Lauderhill Community Redevelopment Agency did not acquire long term debt as of September 30, 2024.

9. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

NOTE 2 – DEPOSITS AND INVESTMENTS IN POOLED CASH

The Agency, for accounting and investment purposes, maintains cash and investment in a pool for Eastern and Central Communities. This gives the Lauderhill Community Redevelopment Agency the ability to invest large amount of idle cash for short periods of time and to maximize earning potential. Each fund type's portion of this pool is displayed on the statement of net position / combining balance sheet as cash and equity in pooled cash and investments. Income earned on pooled cash and investments is allocated to the respective funds based on average daily balances.

Cash Deposits

The carrying amounts of the Agency's cash deposits were \$2,845,452 as of September 30, 2024; the total of which is collateralized or insured with securities held by the Agency or by its agent in the name of the Community Redevelopment as discussed below.

Custodial Credit Risk. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. All of the Agency deposits are entirely insured by federal depository insurance or collateralized by the multiple financial institution collateral pool pursuant to Florida Statutes, Chapter 280, and "Florida Security for Public Deposits Act". Under this Act, all qualified public depositories are required to pledge eligible collateral. Public deposits are protected by deposit insurance, sale of securities pledged as collateral, and assessments made to other public depositories when needed to guarantee no loss will be incurred by the public depositor.

The Agency reports its investments according to the Governmental Accounting Standards Board (GASB) Statement No. 72, "Fair Value Measurement and Application" by categorizing its investments according to the fair value hierarchy established by this Statement when applicable. The Organization has no monetary investment to report as of September 30, 2024.

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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

NOTE 3 – RECEIVABLES AND PAYABLES

Receivables as of year-end for the Agency, including the applicable allowances for uncollectible accounts are as follows:

	<u>Accounts Receivable, net</u>	<u>Due from other Governments</u>	<u>Total</u>
Governmental Activities			
Lauderhill Community Redevelopment Agency	\$ 80,000	\$ -	\$ 80,000

Payables at September 30, 2024 were as follows:

Governmental Activities:

Lauderhill Community Redevelopment Agency	\$2,221
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**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows (in thousands):

	Beginning <u>Balance</u>	<u>Additions</u>	<u>Deletions</u>	Ending <u>Balance</u>
Capital assets being depreciated:				
Improvements (other than building)	989	-	-	989
Machinery and equipment	<u>77</u>	<u>9</u>	<u>-</u>	<u>86</u>
Total capital assets being depreciated	<u>1,066</u>	<u>9</u>	<u>-</u>	<u>1,075</u>
Less: accumulated depreciation for:				
Improvements (other than building)	(4)	(49)	-	(53)
Machinery and equipment	<u>(31)</u>	<u>(16)</u>	<u>-</u>	<u>(47)</u>
Total accumulated depreciation	<u>(35)</u>	<u>(65)</u>	<u>-</u>	<u>(100)</u>
Total capital assets, being depreciated, net	<u>1,031</u>	<u>(56)</u>	<u>-</u>	<u>975</u>
Governmental activities capital assets, net,				
	<u>\$ 1,031</u>	<u>\$ (56)</u>	<u>\$ -</u>	<u>975</u>

NOTE 5 – COMMITMENTS AND CONTINGENT LIABILITIES

The Agency has outstanding encumbrances \$94,169 at September 30, 2024.

**LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
A COMPONENT UNIT OF THE CITY OF LAUDERHILL, FLORIDA
Notes to the Financial Statements
For the Fiscal Year Ended September 30, 2024**

NOTE 6 – Economic Development

The CRA Board and Staff are continuing to explore opportunities that will elevate hardships such as housing crisis and health issues for the communities.

NOTE 7 – SUBSEQUENT EVENTS

In preparing the accompanying financial statements, the Agency has evaluated events and transactions for potential recognition or disclosure through **March XX, 2025**, the date the financial statements were available to be issued.

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CITY OF LAUDERHILL, FLORIDA
Required Supplementary Information
Community Redevelopment Agency
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended September 30, 2024

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL	AMOUNT	FINAL BUDGET
				Positive (Negative)
REVENUES				
Investment income	\$ -	\$ 85,434	\$ 113,070	\$ 27,636
Rental income	-	171,500	203,747	32,247
Miscellaneous	-	36,463	53,012	16,549
Total revenues	-	293,397	369,829	76,432
EXPENDITURES				
General government:				
Administrative expense	964,824	1,877,181	1,105,053	772,128
Capital Outlay:				
Machinery & equipment	-	198,000	8,950	189,050
Total expenditures	964,824	2,075,181	1,114,003	961,178
Excess (Deficiency) of Revenue over Expenditures	(964,824)	(1,781,784)	(744,174)	1,037,610
Other Financing Sources (Uses)				
Transfers in	1,198,353	1,198,353	7,103,339	5,904,986
Transfers out	(233,529)	(233,529)	(233,529)	-
Total Other Financing Sources (Uses)	964,824	964,824	6,869,810	5,904,986
Net change in fund balances*	\$ -	\$ (816,960)	6,125,636	\$ 6,942,596
Fund balances - beginning			2,577,337	
Fund balances - ending			\$ 8,702,973	

* The net change in fund balances was included in the budget as an appropriation of fund balance.

The notes to the bugetary comparison schedules are an integral part of this schedule.