

**Audited Financial Statements
and Supplementary Financial Information**

**Delray Beach Community
Redevelopment Agency**

**A Component Unit of the
City of Delray Beach, Florida**

Fiscal Year Ended September 30, 2009

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY -
A COMPONENT UNIT OF THE CITY OF DELRAY BEACH, FLORIDA

AUDITED FINANCIAL STATEMENTS
AND SUPPLEMENTARY FINANCIAL INFORMATION

September 30, 2009

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Independent Auditor's Report

To the Board of Commissioners
Delray Beach Community Redevelopment Agency
Delray Beach, Florida

We have audited the accompanying financial statements of the governmental activities, major fund and discretely presented component unit of the Delray Beach Community Redevelopment Agency, a component unit of the City of Delray Beach, Florida, as of and for the year ended September 30, 2009, which collectively comprise the basic financial statements of the Delray Beach Community Redevelopment Agency as listed in the table of contents. These basic financial statements are the responsibility of the management of the Delray Beach Community Redevelopment Agency. Our responsibility is to express opinions on these basic financial statements based on our audit.

We conducted our audit in accordance with U.S. generally accepted auditing standards 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 of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control over financial reporting of the Delray Beach Community Redevelopment Agency. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, major fund and discretely presented component unit of the Delray Beach Community Redevelopment Agency, a component unit of the City of Delray Beach, Florida, as of and for the year ended September 30, 2009, and the respective changes in financial position thereof for the year then ended in conformity with U.S. generally accepted accounting principles.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 25, 2010 on our consideration of the internal control over financial reporting of the Delray Beach Community Redevelopment Agency and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The information identified in the accompanying table of contents as *management's discussion and analysis* and the *required supplementary information* on pages 3 through 8 and pages 27 through 34, respectively, are not a required part of the basic financial statements, but are supplementary information required by U.S. generally accepted accounting principles. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Delray Beach Community Redevelopment Agency. The *other supplementary information* on pages 35 through 38 is presented for purposes of additional analysis and is not a required part of the basic financial statements of the Delray Beach Community Redevelopment Agency. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

*Caler, Dauter, Levine,
Porter & Veil, P.A.*

February 25, 2010

Management's Discussion and Analysis

Acting in our capacity as the management of the Delray 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, 2009.

Financial Highlights

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$22,831,974 (*net assets*).
- The CRA's total net assets increased \$2,985,099. Substantially all of this increase is attributable to tax increment revenue in excess of redevelopment expenses.
- As of the close of the current fiscal year, the CRA's General Fund reported ending fund balance of \$11,451,108 an increase of \$385,471 in comparison with the prior year. A total of \$1,019,803 or 8.9% of the fund balance is reserved for long-term receivables, debt service and capital projects (reserved fund balance). The unreserved fund balance was \$10,431,305 and resulted primarily from tax increment revenue in excess of redevelopment expenses.
- The CRA's total debt decreased by \$1,316,184 (8.3%) during the current fiscal year due to the scheduled debt payments.

Overview of the Financial Statements

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

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

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

The *statement of activities* presents information showing how the CRA's net assets changed during the most recent fiscal year. All changes in net asset are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flow*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

The government-wide financial statements present functions of the CRA that are principally supported by tax increment revenues (*governmental activities*). The governmental activities of the CRA include general government and redevelopment projects. The CRA has no business-type activities that are intended to recover all or a significant portion of their costs through user fees and charges.

The government-wide financial statements include not only the CRA itself (known as the *primary government*), but also one legally separate not-for-profit organization for which the CRA is financially accountable (known as a *component unit*), the Block 60 Parking Condominium Association, Inc. Financial information for the component unit is reported separately from the financial information presented for the primary government.

The government-wide financial statements can be found on pages 9-11 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA utilizes only one fund, the *General Fund*, which is classified as a *governmental* fund and accounts for all financial resources of the CRA.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, the 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 CRA's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between the *governmental fund* and *governmental activities*.

The CRA adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 12-13 of this report. The reconciliation between the governmental fund change in fund balance and the governmental activities change in net assets can be found on page 14.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 15-26 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the CRA's budget to actual results for the General Fund for the current year. Required supplementary information can be found on pages 27-34 of this report.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets exceeded liabilities by \$22,831,974 at the close of the most recent fiscal year.

Approximately 50.0% of the CRA's net assets reflect its investment in capital assets (e.g., land, improvements and equipment). The CRA uses these capital assets for economic redevelopment; consequently, these assets are *not* immediately available for future spending, however, certain of the capital assets may be sold for private development in the future and the proceeds used for additional redevelopment projects or repayment of the related debt. Although the CRA's investment in its capital assets is reported net of the related debt, it should be noted that the resources needed to repay this debt may be provided from the sale of capital assets, as well as future tax increment revenues and other income.

Net Assets
September 30, 2009 and 2008

	<u>2009</u>	<u>2008</u>
Assets		
Current and other assets	\$ 14,164,353	\$ 11,556,762
Capital assets	<u>25,988,274</u>	<u>24,707,980</u>
Total assets	<u>\$ 40,152,627</u>	<u>\$ 36,264,742</u>
Liabilities		
Long-term liabilities outstanding	\$ 14,574,787	\$ 15,415,000
Other liabilities	<u>2,745,866</u>	<u>526,896</u>
Total liabilities	<u>\$ 17,320,653</u>	<u>\$ 15,941,896</u>
Net assets		
Invested in capital assets, net of related debt	\$ 11,413,487	\$ 9,292,980
Restricted	7,150	23,209
Unrestricted	<u>11,411,337</u>	<u>11,006,657</u>
Total net assets	<u>\$ 22,831,974</u>	<u>\$ 20,322,846</u>

At the end of the current fiscal year, the CRA reported positive balances in all categories of net assets. A portion of the CRA's net assets (*restricted* net assets) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets of \$11,411,337 may be used to fund the CRA's ongoing redevelopment projects and to pay creditors.

The CRA's net assets increased by \$2,985,099 during the current fiscal year. Substantially all of this increase represents the degree to which increases in tax increment revenues have exceeded similar increases in ongoing expenses. There was an increase of \$3,323 in net assets reported in connection with the CRA's component unit, the Block 60 Parking Condominium Association, Inc.

Governmental activities. Governmental activities increased the CRA's net assets by \$2,985,099. Key elements of this increase are as follows.

Changes in Net Assets
Years Ended September 30, 2009 and 2008

	<u>2009</u>	<u>2008</u>
Revenues		
Program revenue		
Charges for services	\$ 212,428	\$ 173,717
Operating contributions and grants	16,000	43,711
General revenue		
Tax increment revenue	13,103,722	14,075,037
Interest and other revenue	<u>60,809</u>	<u>349,018</u>
Total revenues	13,392,959	14,641,483

	<u>2009</u>	<u>2008</u>
Expenses		
General government	\$ 1,285,017	\$ 1,340,826
Property management	224,482	206,157
Economic development	<u>8,898,361</u>	<u>7,102,714</u>
Total expenses	<u>10,407,860</u>	<u>8,649,697</u>
Increase in net assets	2,985,099	5,991,786
Net assets – beginning of year, as restated	<u>19,846,875</u>	<u>13,855,089</u>
Net assets – end of year	<u>\$ 22,831,974</u>	<u>\$ 19,846,875</u>

Tax increment revenues decreased by \$971,315 or approximately 6.9% for the year. This decrease resulted from decreased property values of approximately \$141.3 million in the CRA's development area due to the economic slowdown and declining real estate market in 2009.

General government expenses decreased \$55,809 (approximately 4.2%) and included decreases in salaries and benefits of approximately \$29,000 (3.2%) and equipment, property and maintenance expenditures of approximately \$20,000 (43.1%). Property management expense increased slightly (8.9%), and economic development expense increased approximately \$1.8 million (25.3%) attributable to additional redevelopment projects in 2009. The CRA's economic development expense includes interest of approximately \$715,000 on long-term debt incurred to finance various redevelopment projects located predominantly in the West Atlantic Avenue and downtown corridor.

Financial Analysis of the Governmental Fund

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

Governmental fund. The focus of *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, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. As noted previously, the CRA has only one governmental fund, the General Fund.

As of the end of the current fiscal year, the CRA's governmental fund reported ending fund balance of \$11,451,108, an increase of \$385,471 in comparison with the prior year. A total of \$1,019,803 or 8.9% of the fund balance is *reserved* to indicate that it is not available for new spending because it is reserved for a long-term receivable or has already been committed to pay for debt service and capital projects. The unreserved fund balance at September 30, 2009 is \$10,431,305, of which \$5,980,620 is designated for the 2009-2010 budget and \$4,450,685 is undesignated.

As a measure of the General Fund's liquidity, it may be useful to compare unreserved fund balance to total fund expenditures. Unreserved and undesignated fund balance at September 30, 2009 represented 77.3% and 33.0%, respectively, of total General Fund expenditures for the year.

The key factor in the increase in fund balance for the General Fund was controlling expenditures to match reduced revenues in 2009.

General Fund Budgetary Highlights

During the year, revenues and other financing sources were less than final budgetary estimates by approximately \$500,000. The final budgeted revenues and other financing sources were approximately \$4.5 million less than the original budget primarily due to the CRA not borrowing additional funds for redevelopment projects. There was a decrease of approximately \$10.3 million between the original budgeted expenditures and the final amended budget for the year, attributable primarily to certain economic development projects that did not take place in 2009 as originally anticipated. Expenditures exceeded final appropriations by \$824,410 for the year ended September 30, 2009.

Capital Asset and Debt Administration

Capital assets. The CRA's investment in capital assets as of September 30, 2009, amounts to \$25,988,274 (net of accumulated depreciation). This investment in capital assets includes land and improvements, buildings, equipment, furniture and fixtures. The net increase in the CRA's investment in capital assets for the current fiscal year was \$1,280,293. Major capital asset events during the current fiscal year consisted of expenditures of approximately \$1.4 million for the purchase of various properties for future redevelopment projects. Capital assets at September 30, 2009 are summarized as follows:

	Capital Assets	
	(net of accumulated depreciation)	
	<u>2009</u>	<u>2008</u>
Land and improvements	\$ 23,465,339	\$ 22,107,880
Buildings and improvements	2,522,935	2,599,295
Equipment, furniture and fixtures	<u>0</u>	<u>805</u>
Total assets	<u>\$ 25,988,274</u>	<u>\$ 24,707,980</u>

Additional information on the CRA's capital assets can be found in Note D on page 21 of this report.

Long-term debt. At the end of the current fiscal year, the CRA had total bonded debt outstanding of \$14,574,787, which is secured by a pledge of the tax increment revenues received by the CRA. Long-term debt at September 30, 2009 is summarized as follows:

	Outstanding Debt	
	Governmental Activities	
	<u>2009</u>	<u>2008</u>
Revenue bonds	\$ 14,050,000	\$ 15,415,000
Note payable	494,787	0
Pollution remediation obligation	<u>30,000</u>	<u>475,971</u>
Total outstanding debt	<u>\$ 14,574,787</u>	<u>\$ 15,890,971</u>

The CRA's total debt decreased by \$1,316,184 (8.3%) during the current fiscal year due to the scheduled payments on outstanding debt. There are no legal or statutory debt limitations for the CRA.

Additional information on the CRA's long-term debt can be found in Note E on pages 21-24 of this report.

Economic Factors and Next Year's Budgets and Rates

The following economic factors were considered in establishing the CRA's budget for the 2009/2010 fiscal year.

- The property valuations in the CRA district decreased approximately \$141.3 million in 2009, which is a decrease of approximately 8.1 percent. Property values compare favorably with those in other areas of Palm Beach County which have also decreased overall.
- The unreserved fund balance of the General Fund increased in 2009 by \$1,248,791 which will be applied to future budgets and redevelopment projects.
- The occupancy rate of the CRA's central business district on East Atlantic Avenue has remained high for several years.
- Inflationary and economic trends in the area compare favorably to national indices.

All of these factors were considered in preparing the CRA's budget for the 2009-2010 fiscal year.

Requests for Information

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director at 20 N. Swinton Avenue, Delray Beach, Florida, 33444.

BASIC FINANCIAL STATEMENTS

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF NET ASSETS

September 30, 2009

	<u>Primary Governmental Activities</u>	<u>Component Unit</u>
ASSETS		
Cash and cash equivalents	\$ 13,112,171	\$ 36,341
Receivable from Delray Beach Community Land Trust	932,449	
Other receivables	86,932	2,483
Restricted cash and cash equivalents	7,150	
Other assets	4,011	
Unamortized bond issue costs	21,640	
Capital assets		
Capital assets not being depreciated	23,465,339	
Depreciable capital assets, net	2,522,935	
Total Assets	<u>40,152,627</u>	<u>38,824</u>
LIABILITIES		
Accounts payable	334,244	700
Accrued expenses	74,331	
Due to the City of Delray Beach	2,323,987	
Unearned revenue	6,154	
Refundable tenant and bid deposits	7,150	
Noncurrent liabilities		
Due within one year	1,652,914	
Due in more than one year	12,921,873	
Total Liabilities	<u>17,320,653</u>	<u>700</u>
NET ASSETS		
Invested in capital assets, net of related debt	11,413,487	
Restricted for debt service and capital projects	7,150	
Unrestricted	11,411,337	38,124
Total Net Assets	<u>\$ 22,831,974</u>	<u>\$ 38,124</u>

See notes to financial statements.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF ACTIVITIES

Year Ended September 30, 2009

Functions/Programs	Expenses	Program Revenue	
		Charges for Services	Operating Contributions and Grants
Primary Government			
Governmental activities			
General government	\$ 1,285,017	\$	\$
Property management	224,482	197,130	
Economic development	8,898,361	15,298	16,000
Total primary government	<u>\$ 10,407,860</u>	<u>\$ 212,428</u>	<u>\$ 16,000</u>
Component unit			
Block 60 Parking Condominium	<u>\$ 11,952</u>	<u>\$ 15,252</u>	<u>\$ 0</u>

General revenue

Tax increment revenue
Interest and other income

Total General Revenue

Change in Net Assets

Net assets at October 1, 2008, as restated

Net assets at September 30, 2009

Net Revenue (Expenses) and Changes in Net Assets	
Primary Government Governmental Activities	Component Unit
\$ (1,285,017)	\$
(27,352)	
<u>(8,867,063)</u>	
(10,179,432)	
	3,300
13,103,722	
<u>60,809</u>	<u>23</u>
13,164,531	23
2,985,099	3,323
<u>19,846,875</u>	<u>34,801</u>
<u>\$ 22,831,974</u>	<u>\$ 38,124</u>

See notes to financial statements.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BALANCE SHEET - GOVERNMENTAL FUND

September 30, 2009

	General Fund
ASSETS	
Cash and cash equivalents	\$ 13,112,171
Receivable from Delray Beach Community Land Trust	932,449
Other receivables	86,932
Restricted cash and cash equivalents	7,150
Other assets	4,011
	<hr/>
Total Assets	\$ 14,142,713
	<hr/> <hr/>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts payable	\$ 334,244
Accrued items	20,070
Due to the City of Delray Beach	2,323,987
Unearned revenue	6,154
Refundable tenant and bid deposits	7,150
	<hr/>
Total Liabilities	2,691,605
FUND BALANCE	
Reserved for long-term receivables	1,012,653
Reserved for debt service and capital projects	7,150
Unreserved	
Designated for subsequent year's budget	5,980,620
Undesignated	4,450,685
	<hr/>
Total Fund Balance	11,451,108
 Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets used in governmental activities are not financial resources and are not reported in the general fund	25,988,274
Issuance costs on long-term debt are capitalized and amortized over the term of the related debt in the statement of net assets	21,640
Accrued interest on long-term debt is not due and payable in the current period and is not reported in the general fund	(54,261)
Long-term liabilities are not due and payable in the current period and are not reported in the general fund	<hr/> (14,574,787)
Net assets of governmental activities	\$ 22,831,974
	<hr/> <hr/>

See notes to financial statements.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
 IN FUND BALANCE - GOVERNMENTAL FUND

Year Ended September 30, 2009

		General Fund
REVENUES		
Tax increment revenue	\$	13,103,722
Reimbursements		16,000
Rental property income		197,130
Green Market revenue		15,298
Interest and other income		60,809
Total Revenues		13,392,959
EXPENDITURES		
Current		
General government		1,180,425
Property management		224,482
Economic development		8,632,191
Capital outlay		1,384,885
Debt service		
Principal		1,365,000
Interest		715,292
Total Expenditures		13,502,275
Excess (deficiency) of revenues over expenditures		(109,316)
OTHER FINANCING SOURCE		
Loan proceeds		494,787
Revenues and Other Financing Source Over Expenditures		385,471
Fund Balance at October 1, 2008		11,065,637
Fund Balance at September 30, 2009	\$	11,451,108

See notes to financial statements.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND
TO THE STATEMENT OF ACTIVITIES

Year Ended September 30, 2009

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

Net change in fund balance - governmental fund	\$ 385,471
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	1,280,293
Payment of pollution remediation liabilities is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the statement of net assets. This is the amount by which payment of pollution remediation obligations exceed debt additions.	445,971
Debt proceeds provide current financial recourses to the governmental fund, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of debt principal is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the statement of net assets. This is the amount by which debt repayments exceed debt additions.	870,213
Debt issuance costs are an expenditure in the governmental fund, but are capitalized and amortized over the term of the related debt in the statement of net assets. This is the amount of current year amortization of debt issue costs.	(2,196)
In the statement of activities, interest is accrued on outstanding debt, whereas in the governmental fund, an interest expenditure is reported when the payment is due. This is the net change in accrued interest expense.	<u>5,347</u>
Change in net assets of governmental activities	<u><u>\$ 2,985,099</u></u>

See notes to financial statements.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity: The Delray Beach Community Redevelopment Agency (the "CRA") is a dependent special district established by the City of Delray Beach, Florida, (the "City") under authority granted by Florida Statute 163, Section III. The purpose of the CRA is to promote and guide the physical and economic redevelopment of approximately 1,900 acres in the center of the City of Delray Beach. The CRA is a legally separate entity established by Ordinance number 46-85 of the Delray Beach City Council on June 18, 1985. The CRA is governed by a seven member Board of Commissioners appointed by the Delray Beach City Council.

As defined by U.S. generally accepted accounting principles, the financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Based upon the application of these criteria, the CRA was evaluated and determined to be a component unit of the City of Delray Beach, Florida. The City Council of Delray Beach appoints the governing board of the CRA and the tax increment financing received by the CRA is considered evidence of the City's obligation to provide financial support to the CRA.

Discretely Presented Component Unit

Block 60 Parking Condominium Association, Inc. - The CRA, as owner and developer of a 92 space parking lot in Block 60 of the City of Delray Beach, transferred control of the parking lot to a legally separate condominium association governed by a six member board of directors elected by the owners of the 92 parking spaces. As owner of a majority of the parking spaces, the CRA has a majority voting interest in selecting the board of directors of the condominium association and the CRA is responsible for managing the day-to-day operations of the condominium association. The condominium association does not prepare separate audited financial statements, however, additional financial information can be obtained from the CRA.

Jointly Governed Organization

The CRA is a participant in a joint venture agreement with the Delray Beach Downtown Development Authority and the Greater Delray Beach Chamber of Commerce for the operation of an economic development program for downtown Delray Beach known as the Downtown Delray Beach Marketing Cooperative. The term of the CRA's participation is for one year and the CRA has no ongoing financial interest or financial responsibility. For the year ended September 30, 2009, the CRA contributed approximately \$210,000 to the joint venture and paid approximately \$161,000 to vendors for services on behalf of the Downtown Delray Beach Marketing Cooperative.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-wide Financial Statements: The government-wide financial statements consist of the Statement of Net Assets and the Statement of Activities and report information on all non-fiduciary activities of the CRA and its component units. These statements include separate columns for the *governmental activities* of the CRA, which are normally supported by tax increment and intergovernmental revenue, and the activity of the legally separate *component unit* for which the CRA is financially accountable as the primary government. The CRA has no *business-type activities*. The Statement of Net Assets presents the financial condition of the CRA, including all long-term assets and receivables as well as all long-term debt and obligations.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or identifiable activity is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or identifiable activity. *Program revenue* includes three categories of transactions: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; (2) operating grants and contributions; and, (3) capital grants and contributions. Tax increment revenue and other items not meeting the definition of program revenue are reported as *general revenue*. The CRA does not allocate indirect expenses.

Fund Financial Statements: The underlying accounting system of the CRA is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The CRA utilizes only one fund, the *General Fund*, which is classified as a *governmental* fund and accounts for all financial resources of the CRA as follows:

Governmental Fund Financial Statements – Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balance for the major fund. An accompanying schedule is presented to reconcile and explain the differences in fund balance and changes in fund balance as presented in these statements, to the net assets and changes in net assets presented in the government-wide financial statements.

Measurement Focus and Basis of Accounting: The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenue is recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows. Tax increment revenues are recognized as revenues in the year for which they are levied. Grants are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund 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 recognized in the period in which it becomes both measurable and available. Revenues are considered to be available when collectible within the current period or soon enough thereafter to pay liabilities of the current period. The CRA considers revenues to be available if collected within 60 days of the end of the current fiscal year. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, except for principal and interest on general long-term debt, which is recognized

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

when due. Tax increment revenues, intergovernmental revenues, rents and charges for services and investment income are all considered susceptible to accrual and so have been recognized as revenue in the current fiscal year. All other revenue items are considered to be measurable and available only when received in cash by the CRA.

Cash and Cash Equivalents: Cash and cash equivalents consists of petty cash and amounts on deposit in interest and non-interest bearing checking accounts and money market mutual fund accounts.

Accounts Receivable: Accounts receivable represent amounts due for miscellaneous services. Customers of the CRA are local businesses and residents. The CRA does not require collateral for accounts receivable. Accounts receivable are reported net of an allowance for doubtful accounts determined based on the age of the individual receivable, with age categories ranging from 30 days to approximately one year past due. Generally, an allowance is established for accounts over 90 days past due. Accounts receivable are written off on an individual basis in the year the CRA deems them uncollectible.

Restricted Cash and Cash Equivalents: Restricted cash and cash equivalents of the CRA represent bond proceeds and other amounts legally required to be set aside for debt service, customer deposits, and capital improvements. Restricted resources are used first to fund expenses incurred for restricted purposes.

Capital Assets: The CRA has reported all capital assets in the government-wide statement of net assets. Capital assets are defined by the CRA as assets with an initial, individual cost of more than \$500 and an estimated useful life in excess of one year. Capital assets are recorded at cost or, if donated, fair value at the date of donation. Expenditures, which materially extend the useful life of existing assets, are capitalized. Certain costs for professional services associated with the acquisition and construction of capital assets have been capitalized. The cost of capital assets sold or retired is removed from the appropriate accounts and any resulting gain or loss is included in the increase in net assets. Depreciation is computed on all reported capital assets, except land and improvements, using the straight-line method over the assets' estimated useful lives. The estimated useful life of equipment, furniture and fixtures is 5 to 7 years and buildings are 20 to 30 years.

Compensated Absences: Unpaid annual leave amounts and related employer payroll taxes are accrued when incurred. Unpaid annual leave expires at the end of each calendar year. Accordingly, the liability for unpaid annual leave is considered a current liability which is expected to be liquidated with expendable available financial resources and is included in accrued expenses in both the governmental fund and the government-wide financial statements. Sick leave benefits are paid only when taken. The CRA does not sponsor a pension plan but does make contributions to a deferred compensation plan for the benefit of certain employees. The CRA provides no postemployment benefits to employees.

Risk Management: The CRA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The CRA purchases commercial insurance for the risks of losses to which it is exposed. Policy limits and deductibles are reviewed annually by management and established at amounts to provide reasonable protection from significant financial loss. Settlements have not exceeded insurance coverage for any of the prior three fiscal years.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Assets/Fund Balance: The government-wide financial statements utilize a net asset presentation. Net assets are categorized as follows:

Invested in Capital Assets, Net of Related Debt – This component of net assets consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net assets component as the unspent proceeds.

Restricted – This component of net assets consists of constraints placed on the use of net assets by external restrictions imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – This component of net assets consists of net assets that do not meet the definition of *Invested in Capital Assets, Net of Related Debt* or *Restricted*.

The governmental fund financial statements utilize a fund balance presentation. Fund balance is categorized as follows:

Fund balance reserves indicate the portion of fund balance that is not available for subsequent expenditure, other than for the specific purpose for which the reserve was established.

Fund balance designations indicate tentative managerial plans or intent to use financial resources in a future period.

Recent Accounting Pronouncements: The GASB has issued Statement No. 51, *Accounting and Financial Reporting for Intangible Assets*, which establishes accounting and financial reporting requirements for intangible assets including easements, contractual rights and computer software. The requirements of this statement will be effective for the CRA for the fiscal year ending September 30, 2010. Management has not completed its analysis of the effects of this statement, if any, on the financial statements of the CRA.

The GASB has issued Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, which establishes accounting and financial reporting requirements for derivative instruments entered into by state and local governments. The requirements of this statement will be effective for the CRA for the fiscal year ending September 30, 2010. Management has not completed its analysis of the effects of this statement, if any, on the financial statements of the CRA.

The GASB has issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes accounting and financial reporting requirements for all governmental funds and establishes criteria for classifying fund balances. The requirements of this statement will be effective for the CRA for the fiscal year ending September 30, 2011. Management has not completed its analysis of the effects of this statement, if any, on the financial statements of the CRA.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Estimates: Management uses estimates and assumptions in preparing financial statements in accordance with U.S. generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenditures. Actual results could vary from the estimates that were used.

NOTE B - CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash: Cash at September 30, 2009, includes deposits with financial institutions with a bank balance of \$13,215,000 and a book balance of \$13,118,789 and \$300 of petty cash. The deposits with financial institutions were entirely covered by federal depository insurance and a collateral pool pledged to the State Treasurer of Florida by financial institutions that comply with the requirements of Florida Statutes and have been designated as a qualified public depository by the State Treasurer. Qualified public depositories are required to pledge collateral to the State Treasurer with a fair value equal to a percentage of the average daily balance of all government deposits in excess of any federal deposit insurance. In the event of a default by a qualified public depository, the amount of public funds would be covered by the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Accordingly, all deposits with financial institutions are considered fully insured or collateralized in accordance with the provisions of GASB Statement No. 3. Cash balances of the component unit at September 30, 2009, are deposits with financial institutions that are fully covered by federal depository insurance. For financial statement purposes cash equivalents include an investment of \$232 with the Florida Prime Fund.

Investments: The CRA follows the provisions of Florida Statutes for its investment policy. Florida Statutes authorize the CRA to invest in the Florida Prime Fund (formerly known as the Local Government Investment Pool or LGIP), an external investment pool administered by the State of Florida; money market mutual funds registered with the Securities and Exchange Commission and having the highest credit quality rating from a nationally recognized rating agency; Securities of, or other interests in, any open-end or closed-end management-type investment company or investment trust registered under the Investment Company Act of 1940, provided that the portfolio of such investment company or investment trust is limited to obligations of the United States Government or any agency or instrumentality thereof and to repurchase agreements fully collateralized by U.S. Government obligations, and provided that such investment company or investment trust takes delivery of such collateral either directly or through an authorized custodian; interest-bearing time deposits or savings accounts in financial institutions located in Florida and organized under federal or Florida laws; direct obligations of or obligations unconditionally guaranteed by the U.S. Government; or obligations of U.S. government Agencies and Instrumentalities.

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments are subject to interest rate risk as a function of the length of time to maturity. The CRA's investment policy does not specifically limit the maturity of investments. The Florida Prime Fund has a weighted average maturity of less than ninety days, resulting in minimal interest rate risk.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE B - CASH, CASH EQUIVALENTS AND INVESTMENTS (Continued)

Credit Risk: Credit risk is the risk that an issuer will not fulfill its obligations. The CRA's investment policy addresses credit risk by limiting investments to the Florida Prime Fund, deposits with a financial institution meeting the requirements of a Florida qualified public depository, securities guaranteed by the U.S. Government, or securities that are fully collateralized or secured. The security rating by a Nationally Recognized Statistical Rating Organization (NRSRO) is also an indication of credit risk. The Florida Prime Fund had a credit rating of AAAM at September 30, 2009.

Custodial Credit Risk: Custodial credit risk is defined as the risk that the CRA may not recover the securities held by another party in the event of a financial failure. The CRA requires any investments in securities to be held in the CRA's name by a third party safekeeping institution. The investments in the Florida Prime Fund is considered *unclassified* pursuant to the custodial credit risk categories of GASB Statement No. 3.

Concentration of Credit Risk: Concentration of credit risk is defined as the risk of loss attributed to the magnitude of an investment in a single issuer. The investment policy does not address the concentration of credit risk, although investments are limited to the Florida Prime Fund and deposits with financial institutions meeting the requirements of a Florida qualified public depository.

Restricted Cash and Cash Equivalents: At September 30, 2009, cash and cash equivalents of \$7,150 were restricted by provisions of bond resolutions to certain allowable expenditures.

NOTE C - RECEIVABLE FROM DELRAY BEACH COMMUNITY LAND TRUST

The CRA advanced funds to the Delray Beach Community Land Trust, Inc. (CLT) for land acquisition for the development of affordable housing units in the City of Delray Beach. The funds provided by the CRA for land acquisition are recorded as non-interest bearing mortgages on the properties and are to be repaid by the CLT if the property is sold, but only to the extent that the value of the land sold in conjunction with the single-family residence constructed on the property and related closing costs are less than the funds provided by the CRA to purchase the land. Generally, the land acquisition loans are considered grants to the CLT in the year made, as repayment is not expected and the amount of repayment cannot be determined at the time of the loan.

The CRA also provided advances to the CLT to finance the construction of affordable housing units by the CLT. The construction advances are to be repaid by the CLT from the proceeds of the sale of the home. These advances are non-interest bearing mortgages on the property and have no fixed repayment date, although the advances are generally not expected to be repaid within one year. In the event that the proceeds from the sale of a home are not sufficient to repay the CRA's mortgage for the construction advance, the balance of the unpaid mortgage is forgiven by the CRA. At September 30, 2009, the total construction advances receivable from the CLT were \$1,119,834. The CRA recorded an allowance of \$187,385 for estimated uncollectible amounts at September 30, 2009, resulting in a net receivable from the CLT of \$932,449.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE D - CAPITAL ASSETS

The capital asset activity for the year ended September 30, 2009 was as follows:

	Balance at Beginning of Year	Increases	Decreases	Balance at End of Year
Capital assets not being depreciated				
Land and improvements	\$ 22,107,880	\$ 1,357,459	\$	\$ 23,465,339
Depreciable capital assets				
Buildings and improvements	2,809,204	8,036		2,817,240
Equipment	66,104	19,390		85,494
Furniture and fixtures	28,868			28,868
Total depreciable capital assets	2,904,176	27,426	0	2,931,602
Less accumulated depreciation	(304,075)	(104,592)		(408,667)
Depreciable capital assets, net of accumulated depreciation	2,600,101	(77,166)	0	2,522,935
Total capital assets	<u>\$ 24,707,981</u>	<u>\$ 1,280,293</u>	<u>\$ 0</u>	<u>\$ 25,988,274</u>

Depreciation expense was charged to governmental activities functions as follows:

General government	<u>\$ 104,592</u>
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NOTE E - LONG-TERM DEBT

Changes in long-term debt for the year ended September 30, 2009 are summarized as follows:

	Balance at Beginning of Year	Additions	Retirements	Balance at End of Year	Amounts Due Within One Year
Revenue Bonds					
Series 2004A	\$ 7,915,000	\$	\$ (580,000)	\$ 7,335,000	\$ 600,000
Series 2004B	1,360,000		(140,000)	1,220,000	150,000
Series 1999A	6,140,000		(645,000)	5,495,000	675,000
Total revenue bonds	15,415,000		(1,365,000)	14,050,000	1,425,000
Note Payable	0	494,787		494,787	197,914
Pollution Remediation Obligation	475,971	30,000	(475,971)	30,000	30,000
Total long-term debt	<u>\$ 15,890,971</u>	<u>\$ 524,787</u>	<u>\$ (1,840,971)</u>	<u>\$ 14,574,787</u>	<u>\$ 1,652,914</u>

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE E - LONG-TERM DEBT (Continued)

Revenue Bonds: Tax increment redevelopment revenue bonds payable by the CRA at September 30, 2009 consisted of the following:

Series 2004A: Consists of a \$10,000,000 Delray Beach Community Redevelopment Agency Tax Increment Redevelopment Revenue Improvement Bond, Series 2004A, dated May 19, 2004. The bond was issued to a local bank for an aggregate principal amount of \$10,000,000 for the purpose of financing the costs of acquisition and construction of certain redevelopment projects. Interest is payable semi-annually on March 1 and September 1 at 4.2982% on the outstanding principal balance, until September 1, 2019, the maturity date of the bond. Interest on the bond is tax-exempt to the holder of the bond for federal income tax purposes.

Series 2004B: Consists of a \$1,925,000 Delray Beach Community Redevelopment Agency Tax Increment Redevelopment Revenue Refunding Bond, Series 2004B, dated May 19, 2004. The bond was issued to a local bank for an aggregate principal amount of \$1,925,000 for the purpose of redeeming \$1,925,000 of outstanding Delray Beach Community Redevelopment Agency Tax Increment Redevelopment Revenue Bond, Series 1999B. Interest is payable semi-annually on March 1 and September 1 at 5.9095%, until September 1, 2016, the maturity date of the bond. Interest on the bond is taxable to the holder of the bond for federal income tax purposes.

Series 1999A: Consists of a \$9,715,000 Delray Beach Community Redevelopment Agency Tax Increment Redevelopment Revenue Bond, Series 1999A, dated June 25, 1999. The bond was issued to a local bank for an aggregate principal amount of \$9,715,000 for the purpose of financing the costs of acquisition and construction of certain redevelopment projects and to refund the \$6,015,000 outstanding Delray Beach Community Redevelopment Agency Tax Increment Redevelopment Revenue Bond, Series 1997A. Interest is payable semi-annually on March 1 and September 1 at 4.80% on the outstanding principal balance, until September 1, 2019, the maturity date of the bond. Interest on the bond is tax-exempt to the holder of the bond for federal income tax purposes. The bonds are each secured by the tax increment revenues and all investment earnings thereon received by the CRA.

Tax Increment Redevelopment Revenue Improvement Note, Series 2006 Taxable: On September 21, 2006, the CRA authorized the issuance of a revolving note agreement with a financial institution for an amount not to exceed \$7 million to finance the development of affordable housing and other redevelopment projects pursuant to the CRA's redevelopment plan. Interest on the outstanding principal balance of the note accrues at a rate equivalent to the one month LIBOR rate plus 28 basis points and is payable semi-annually on June 1st and December 1st, until maturity of the note on December 1, 2009, at which time all outstanding principal is due. The note is secured by a pledge of tax increment revenues on parity with the CRA's outstanding revenue bonds. During the year ended September 30, 2009 the CRA had no borrowings on this note and there was no outstanding liability at September 30, 2009.

Note Payable: The note payable is to the South Florida Regional Planning Council (the "Council") based on an interlocal agreement between the CRA and the Council to provide funding to the CRA for the brownfield remediation and redevelopment of 20 platted lots in the Carver Square subdivision within the City. Interest at 3.0% on the outstanding principal balance is payable semiannually on June 2nd and

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE E - LONG-TERM DEBT (Continued)

December 2nd, commencing June 2, 2009. Principal payments are due in equal annual installments of \$98,957 on June 2nd and December 2nd, commencing December 2, 2009 and through maturity on December 2, 2011.

Pollution Remediation Obligation: In 2005 and 2006 the CRA purchased 20 platted lots in the Carver Square subdivision of the City for brownfield remediation and redevelopment of the lots for construction of affordable single family homes. Based on the level of pollution present, State law required the CRA to perform pollution remediation after the property was acquired. The CRA estimated the liability to be \$475,971 based on the contracted costs to perform the required work. In 2009 additional monitoring work was required increasing the total estimated cost by \$30,000. The liability could change over time due to changes in the costs of goods and services or changes in the remediation effort required by regulatory authorities. GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*, was effective for the CRA for the year ended September 30, 2009 and establishes accounting and financial reporting requirements for all governments to account for pollution remediation obligations that were previously not reported. The adoption of GASB Statement No. 49 resulted in the restatement of governmental activities net assets at October 1, 2008 by \$475,971.

Principal Maturities: Principal maturities of long-term debt at September 30, 2009 were as follows:

Year Ending September 30,	Revenue Bonds, Series 2004A	Revenue Bonds, Series 2004B	Revenue Bonds, Series 1999A	Note Payable/ Pollution Remediation Obligation
2010	\$ 600,000	\$ 150,000	\$ 675,000	\$ 227,914
2011	630,000	155,000	735,000	197,914
2012	655,000	165,000	775,000	98,959
2013	680,000	175,000	815,000	
2014	710,000	185,000	855,000	
2015	745,000	190,000	485,000	
2016	780,000	200,000	270,000	
2017	810,000		280,000	
2018	845,000		295,000	
2019	880,000		310,000	
	<u>\$ 7,335,000</u>	<u>\$ 1,220,000</u>	<u>\$ 5,495,000</u>	<u>\$ 524,787</u>

Pledged Revenues: The CRA has pledged a portion of future tax increment revenues to repay its outstanding revenue bonds issued in 1999 and 2004 to finance various redevelopment projects within the redevelopment district. The revenue bonds are payable solely from the tax increment revenues generated by increased property values in the redevelopment district as described in more detail in Note F. Tax increment revenues were projected to produce more than 200 percent of the debt service requirements over the life of the revenue bonds. Total principal and interest remaining on the bonds at September 30, 2009 was \$17,387,328, payable through September 1, 2019. For the current year, principal and interest paid and the total tax increment revenues were \$2,080,292 and \$13,103,722, respectively.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE E - LONG-TERM DEBT (Continued)

Interest Expense: Total interest costs incurred and interest paid on all CRA debt for the year ended September 30, 2009, were \$709,945 and \$715,292, respectively. All interest costs were expensed as a direct expense of redevelopment projects.

Annual Debt Service: The aggregate, annual debt service requirements at September 30, 2009 for the Revenue Bonds and Note Payable to the South Florida Regional Planning Council are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2010	\$ 1,652,914	\$ 657,065	\$ 2,309,979
2011	1,717,914	591,498	2,309,412
2012	1,693,959	514,040	2,207,999
2013	1,670,000	437,454	2,107,454
2014	1,750,000	358,764	2,108,764
2015-2019	<u>6,090,000</u>	<u>793,348</u>	<u>6,883,348</u>
	<u>\$ 14,574,787</u>	<u>\$ 3,352,169</u>	<u>\$ 17,926,956</u>

NOTE F - TAX INCREMENT REVENUES

Tax increment revenues are the primary source of revenue for the CRA. Tax increment revenue is collected from the two governmental entities that levy property taxes within the legally defined redevelopment area of the CRA, the City of Delray Beach and Palm Beach County. The tax increment revenue is calculated by applying the adopted millage rate of each governmental entity to the increase in current year taxable assessed valuations over the 1985 base year assessed valuations for all properties located within the CRA boundaries.

Each governmental entity is required to pay 95% of these incremental property taxes to the CRA. The increase in assessed valuations of property within the CRA boundaries over the 1985 base year valuations is presumed to be the result of the redevelopment efforts of the CRA. The tax base of the CRA is the layer of assessed valuations of properties over the 1985 base year assessed valuations, but does not include any portion of the base. The assessed value of properties subject to incremental property taxes for the year ended September 30, 2009 was as follows:

Assessed property value for 2009	\$ 1,600,027,576
Assessed property value for 1985 base year	<u>245,631,067</u>
Increase in assessed property value	<u>\$ 1,354,396,509</u>
Assessed property value subject to incremental property tax (95%)	<u>\$ 1,286,676,684</u>

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE G - RELATED PARTY TRANSACTIONS

City of Delray Beach: The CRA is a component unit of the City of Delray Beach, Florida. For the year ended September 30, 2009, the CRA's tax increment revenues include \$8,238,669 received from the City. CRA expenditures for the year ended September 30, 2009, include charges of approximately \$1,243,000 for contractual services provided by the City to the CRA in connection with various administrative and redevelopment activities and a \$500,000 sponsorship of city tennis tournaments. At September 30, 2009, the CRA had a payable to the City of approximately \$2,324,000 for reimbursement of certain administrative and redevelopment expenditures.

Component Unit: The Block 60 Parking Condominium Association, Inc. is a component unit of the CRA. For the year ended September 30, 2009, the Block 60 Parking Condominium Association, Inc. received assessments from the CRA and the City totaling \$7,480 and \$1,760, respectively.

NOTE H - COMMITMENTS AND CONTINGENCIES

Delray Beach Public Library: The CRA entered into an agreement dated July 1, 2003, with the City of Delray Beach (the "City") and the Delray Beach Public Library Association, Inc. (the "Library") for relocation of the Delray Beach Public Library to West Atlantic Avenue. Under the terms of the agreement, in 2005 the CRA exchanged a parcel of property owned by the CRA on West Atlantic Avenue with a carrying value of approximately \$509,000 for the current library site owned by the City. The CRA also agreed that in the event it disposes of the current library site, any proceeds in excess of \$1.7 million, plus all related selling expenses incurred by the CRA, will be paid to the City.

Operating Grants: The CRA entered into agreements with the following organizations to provide funding for their operations during the year ending September 30, 2010:

City of Delray Beach - Clean and Safe Program	\$ 1,048,005
Delray Beach Community Land Trust, Inc.	350,000
Delray Beach Public Library Association, Inc.	308,000
Downtown Marketing Cooperative	210,000
Old School Square, Inc.	285,000
EPOCH, Inc.	<u>250,000</u>

Total grant commitment \$ 2,451,005

Litigation: The CRA is in an ongoing lawsuit with a former employee. The CRA does not believe the former employee will be successful in the lawsuit. In addition the CRA from time to time is a plaintiff in eminent domain lawsuits arising in the ordinary course of normal operations. The majority of the matters in the lawsuits have been settled and it is the opinion of management based upon consultation with legal counsel, that the remaining amount to be paid by the CRA, if any, is within the CRA's budget and the final outcome of these actions will not materially affect the financial position of the CRA.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

September 30, 2009

NOTE H - COMMITMENTS AND CONTINGENCIES (Continued)

Grants: Amounts received by the CRA from grantor agencies are subject to audit and adjustment by those agencies. Any disallowed claims, including amounts already received, might constitute a liability of the CRA for return of those funds.

NOTE I - EXPENDITURES OVER APPROPRIATIONS

For the year ended September 30, 2009 expenditures exceeded the final budgeted appropriations for the following General Fund functions:

General Government	\$	52,491
Property Management		356
Economic Development		
Areawide and Neighborhood Plans		223,946
Redevelopment Projects		515,810
Community Improvement and Economic Development		31,807

REQUIRED SUPPLEMENTARY INFORMATION

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE - GENERAL FUND

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Tax increment revenue				
City of Delray Beach	\$ 8,304,390	\$ 8,238,669	\$ 8,238,669	\$ 0
Palm Beach County	4,913,885	4,865,053	4,865,053	0
Total Tax Increment Revenue	13,218,275	13,103,722	13,103,722	0
Grants and reimbursements				
CLT single family housing reimbursements	500,000	325,208	0	(325,208)
EPOCH loan reimbursement	250,000	0	0	0
Pineapple Grove reimbursement	0	0	16,000	16,000
Total Grants and Reimbursements	750,000	325,208	16,000	(309,208)
Rental property income	176,000	197,692	197,130	(562)
Green Market revenue	14,700	15,298	15,298	0
Interest income	180,000	59,000	55,349	(3,651)
Other income	0	0	5,460	5,460
Total Revenues	14,338,975	13,700,920	13,392,959	(307,961)
Other Financing Sources				
Debt proceeds	3,500,000	0	0	0
Carver Square Loan	500,000	494,788	494,787	(1)
Land sales - miscellaneous	600,000	208,498	0	(208,498)
Total Revenues and Other Financing Sources	18,938,975	14,404,206	13,887,746	(516,460)
EXPENDITURES				
General government				
Personnel				
Salaries	654,360	637,558	684,414	(46,856)
Payroll taxes	50,143	47,239	49,335	(2,096)
Health and Dental Insurance	92,000	78,488	75,344	3,144
Retirement contribution	40,000	45,690	46,446	(756)
Travel allowance	13,000	9,916	9,917	(1)
Cell allowance	5,000	3,060	3,060	0
Casual labor	850	0	0	0
Total Revenues and Other Financing Sources	855,353	821,951	868,516	(46,565)

(Continued)

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (Continued)

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
General government (continued)				
Supplies and materials				
Office supplies	\$ 25,000	\$ 7,900	\$ 10,948	\$ (3,048)
Postage/express mail	3,000	1,750	2,412	(662)
	<u>28,000</u>	<u>9,650</u>	<u>13,360</u>	<u>(3,710)</u>
Office space				
Storage	1,900	4,000	3,790	210
Maintenance	14,000	15,000	15,171	(171)
Telephone	10,000	8,400	8,260	140
Utilities	11,100	6,500	6,516	(16)
Security	2,500	2,500	2,543	(43)
	<u>39,500</u>	<u>36,400</u>	<u>36,280</u>	<u>120</u>
Administration/Operations				
Accounting	16,900	16,900	16,900	0
Legal	90,000	102,329	104,979	(2,650)
Capital outlay	5,000	10,047	27,426	(17,379)
Contractual services	10,000	1,700	1,296	404
Printing	6,000	2,727	2,727	0
Publications/subscriptions	3,000	540	680	(140)
Advertising	2,000	2,198	2,198	0
Bank services	8,500	6,350	6,123	227
Employee recruitment	2,000	651	651	0
Organization/member dues	6,100	6,100	4,861	1,239
Public relations and communication	5,000	5,000	5,085	(85)
Insurance: commercial, D&O	108,000	53,667	53,667	0
Meetings	3,000	2,005	2,092	(87)
Seminars and workshops	10,000	25,665	26,324	(659)
Staff/Board retreat	2,000	0	0	0
Travel	9,000	6,336	8,524	(2,188)
	<u>286,500</u>	<u>242,215</u>	<u>263,533</u>	<u>(21,318)</u>
Equipment, property and maintenance				
Computer equipment and supplies	4,000	452	467	(15)
Equipment rentals	24,000	20,000	19,832	168
Repairs and maintenance	5,000	2,500	2,088	412
Furniture and fixtures	2,000	827	827	0
Office equipment	2,000	21,365	2,948	18,417
	<u>37,000</u>	<u>45,144</u>	<u>26,162</u>	<u>18,982</u>
Total General Government	<u>1,246,353</u>	<u>1,155,360</u>	<u>1,207,851</u>	<u>(52,491)</u>

(Continued)

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (Continued)

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
Property management				
Building and maintenance	\$ 40,000	\$ 57,000	\$ 56,247	\$ 753
Landscaping	88,000	65,500	67,186	(1,686)
Property taxes	28,000	41,146	41,146	0
Legal fees	5,000	5,000	3,494	1,506
Utilities	30,000	48,000	48,929	(929)
Parking lot	10,712	7,480	7,480	0
Total Property Management	201,712	224,126	224,482	(356)
Economic Development				
<i>Areawide and Neighborhood Plans</i>				
West Atlantic Avenue Redevelopment				
Land acquisition	1,220,000	646,646	338,166	308,480
Project development and implementation	25,000	1,985	1,985	0
Legal fees	100,000	5,862	5,862	0
Beautification	8,000	12,305	10,156	2,149
	<u>1,353,000</u>	<u>666,798</u>	<u>356,169</u>	<u>310,629</u>
Downtown Master Plan				
SE/NE 1st Street (one-way pair)	200,000	7,986	989	6,997
SE/NE 5th Avenue (Federal Hwy pairs)	360,000	1,147,009	1,509,161	(362,152)
Gateway Feature (Construction & Art)	1,300,000	142,961	137,586	5,375
Downtown shuttle	181,000	218,608	218,608	0
Old library site	50,000	0	0	0
Project Development/Implementation	25,000	2,850	76,725	(73,875)
West Atlantic Public Plaza	0	37,905	37,909	(4)
NE 3rd/Pineapple Grove Parking Lot	0	30,000	28,688	1,312
Cultural Loop and MLK	200,000	147,086	147,086	0
Committee meetings/marketing	1,000	521	519	2
Legal fees	10,000	1,479	1,768	(289)
	<u>2,327,000</u>	<u>1,736,405</u>	<u>2,159,039</u>	<u>(422,634)</u>
Southwest Neighborhood Plan				
Parks	500,000	15,000	11,599	3,401
Project Development/Implementation	30,000	47,160	45,075	2,085
SW 12th Auburn Avenue Beautification	1,500,000	696,528	819,887	(123,359)
SW 14th Avenue Beautification	560,000	247,225	237,225	10,000
Legal fees	10,000	7,200	6,296	904
	<u>2,600,000</u>	<u>1,013,113</u>	<u>1,120,082</u>	<u>(106,969)</u>

(Continued)

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (Continued)

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Economic Development (continued)				
<i>Areawide and Neighborhood Plans (continued)</i>				
North Federal Highway Redevelopment				
Beautification	\$ 100,000	\$ 31,532	\$ 31,532	\$ 0
Dixie / Federal Connection	150,000	4,971	4,971	0
	<u>250,000</u>	<u>36,503</u>	<u>36,503</u>	<u>0</u>
Osceola Neighborhood Plan				
Traffic calming and beautification	800,000	0	0	0
Legal fees	2,000	0	0	0
	<u>802,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
Other				
Land Acquisitions	500,000	0	0	0
Streets and alley improvements	191,000	213,959	213,959	0
Miscellaneous predevelopment costs	20,000	105	105	0
Legal fees	3,500	547	547	0
	<u>714,500</u>	<u>214,611</u>	<u>214,611</u>	<u>0</u>
Total Areawide and Neighborhood Plans	8,046,500	3,667,430	3,886,404	(218,974)
Redevelopment Projects				
NW/SW 5th Avenue Beautification				
Property acquisitions and fees	200,000	362,275	169,175	193,100
Building renovations and improvements	200,000	325,000	320,933	4,067
Beautification and planning	200,000	80,577	79,655	922
Legal fees	6,000	16,000	16,437	(437)
	<u>606,000</u>	<u>783,852</u>	<u>586,200</u>	<u>197,652</u>
West Settlers Historic Grant Program				
Upgrade historic homes	100,000	19,300	4,300	15,000
Neighborhood improvements	15,000	5,560	6,024	(464)
Legal fees	5,000	1,836	2,169	(333)
	<u>120,000</u>	<u>26,696</u>	<u>12,493</u>	<u>14,203</u>
Carver Square Neighborhood				
Remediation and site development	500,000	464,361	469,191	(4,830)
Legal fees	10,000	7,200	6,780	420
	<u>510,000</u>	<u>471,561</u>	<u>475,971</u>	<u>(4,410)</u>

(Continued)

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (Continued)

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Economic Development (continued)				
<i>Redevelopment Projects (continued)</i>				
Affordable/Workforce Housing Program				
Relocations	\$ 5,000	\$ 12,500	\$ 12,686	\$ (186)
Subsidies - Affordable Housing	500,000	65,204	0	65,204
Land acquisitions - CLT	200,000	50,950	325,358	(274,408)
Village of Delray	3,500,000	0	0	0
Construction - CODA	560,000	513,553	513,553	0
Community Land Trust (CLT)	350,000	350,000	350,000	0
Consulting services	400,000	400,000	400,000	0
Consulting services	20,000	4,050	4,050	0
Legal fees	20,000	14,500	14,811	(311)
	<u>5,555,000</u>	<u>1,410,757</u>	<u>1,620,458</u>	<u>(209,701)</u>
<i>Total Redevelopment Projects</i>	<u>6,791,000</u>	<u>2,692,866</u>	<u>2,695,122</u>	<u>(2,256)</u>
<i>Community Improvement and Economic Development</i>				
Grant Programs				
Curb Appeal Assistance Grant	50,000	91,585	91,585	0
Site & Grants	75,000	83,611	83,530	81
Bus Assistance Startup	24,000	21,537	27,547	(6,010)
Paint-up Assistance Grants	5,000	0	0	0
Community Activities	20,000	9,000	9,000	0
Site Dev & Grants	25,000	75,000	75,000	0
Historic facade grants	225,000	200,000	200,000	0
	<u>424,000</u>	<u>480,733</u>	<u>486,662</u>	<u>(5,929)</u>
Downtown Marketing and Promotions				
Downtown Marketing Cooperative	210,000	210,000	210,000	0
DMC Art & Jazz	60,000	60,000	60,000	0
Christmas tree maintenance	35,000	35,200	35,200	0
Banners, signage, lights	60,000	60,000	58,098	1,902
	<u>365,000</u>	<u>365,200</u>	<u>363,298</u>	<u>1,902</u>
EPOCH				
Program grant	108,150	143,206	143,206	0
Contractual services	74,160	74,104	74,104	0
Amphitheatre loan	250,000	0	0	0
	<u>432,310</u>	<u>217,310</u>	<u>217,310</u>	<u>0</u>

(Continued)

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (Continued)

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Economic Development (continued)				
<i>Community Improvement and Economic Development (continued)</i>				
City contractual services				
Planning, IT and parking manager	\$ 110,000	\$ 110,000	\$ 110,000	\$ 0
Clean & Safe program	72,600	26,224	26,224	0
Lobbyist	500,000	500,000	500,000	0
Project Engineer	984,010	985,000	985,000	0
Plan Reviewer II	87,900	87,900	87,900	0
Neighborhood Planner (Resource Center)	31,300	31,300	34,401	(3,101)
TED Center	30,000	0	0	0
	<u>1,815,810</u>	<u>1,740,424</u>	<u>1,743,525</u>	<u>(3,101)</u>
Pineapple Grove administration				
Organizational support	0	0	16,000	(16,000)
	<u>0</u>	<u>0</u>	<u>16,000</u>	<u>(16,000)</u>
Old School Square				
Organizational support	210,000	290,000	290,000	0
	<u>210,000</u>	<u>290,000</u>	<u>290,000</u>	<u>0</u>
Delray Beach Public Library Administration	270,000	270,000	270,000	0
Green Market				
Personnel and staff	3,800	3,810	3,809	1
Entertainment/vendors	6,500	6,025	6,025	0
Supplies and materials	5,000	4,408	3,839	569
Administration and operations	1,000	309	309	0
Signs, banners and advertising	0	7,347	7,347	0
	<u>16,300</u>	<u>21,899</u>	<u>21,329</u>	<u>570</u>
<i>Total Community Improvement and Economic Development</i>	<u>3,533,420</u>	<u>3,385,566</u>	<u>3,408,124</u>	<u>(22,558)</u>
Total Economic Development	18,370,920	9,745,862	9,989,650	(243,788)

(Continued)

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
 BUDGETARY COMPARISON SCHEDULE - GENERAL FUND (Continued)

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Debt service				
Bond principal	\$ 1,859,923	\$ 1,859,923	\$ 1,365,000	\$ 494,923
Bond interest	220,369	220,369	715,292	(494,923)
Line of credit	1,821,752	0	0	0
Total Debt Service	<u>3,902,044</u>	<u>2,080,292</u>	<u>2,080,292</u>	<u>0</u>
Total Expenditures	<u>23,721,029</u>	<u>13,205,640</u>	<u>13,502,275</u>	<u>(296,635)</u>
Net Change in Fund Balance	<u>\$ (4,782,054)</u>	<u>\$ 1,198,566</u>	<u>\$ 385,471</u>	<u>\$ (813,095)</u>

See note to budgetary comparison schedule.

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

NOTE TO BUDGETARY COMPARISON SCHEDULE

September 30, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

Budgets: The General Fund budget is prepared on the modified accrual basis of accounting, except that investment income is recorded when received and encumbrances may be recorded for some expenditures. The CRA Board of Commissioners must approve changes or amendments to the total budgeted expenditures of the CRA. In order to make the most effective use of the budgetary process, it is the policy of the CRA to make as few budget adjustments as possible. Expenditures may not legally exceed budgeted appropriations for the CRA in total.

The adopted budget is prepared on the modified accrual basis in accordance with U.S. generally accepted accounting principles (GAAP). The General Fund budget amounts presented in the accompanying required supplementary information reflect the original budget and the amended budget based on legally authorized revisions to the original budget during the year. Unexpended appropriations lapse at year end. The CRA made amendments of approximately \$10.3 million to reduce the budgeted appropriations during the year related primarily to construction and redevelopment projects that were not started.

Encumbrances: Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriations, is employed as an extension of formal budgetary control in the General Fund. Encumbrances outstanding at year end, if any, are reported as reservations of fund balance for subsequent year expenditures. For budgetary purposes, current year encumbrances are treated as expenditures and any unencumbered balances lapse at year end.

**OTHER SUPPLEMENTARY INFORMATION -
COMPONENT UNIT**

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF NET ASSETS - COMPONENT UNIT -
BLOCK 60 PARKING CONDOMINIUM ASSOCIATION, INC.

September 30, 2009

ASSETS

Cash	\$	36,341
Accounts receivable		<u>2,483</u>
Total Assets	\$	<u><u>38,824</u></u>

LIABILITIES

Accounts Payable	\$	700
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NET ASSETS

Unrestricted		<u>38,124</u>
Total Liabilities and Net Assets	\$	<u><u>38,824</u></u>

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF ACTIVITIES - COMPONENT UNIT -
BLOCK 60 PARKING CONDOMINIUM ASSOCIATION, INC.

Year Ended September 30, 2009

REVENUES		
Assessments	\$	15,252
Interest income		<u>23</u>
	Total Revenues	15,275
EXPENSES		
Condominium properties		<u>11,952</u>
	Change in Net Assets	3,323
Net assets at October 1, 2008		<u>34,801</u>
Net assets at September 30, 2009	\$	<u><u>38,124</u></u>

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF CASH FLOWS - COMPONENT UNIT -
BLOCK 60 PARKING CONDOMINIUM ASSOCIATION, INC.

Year Ended September 30, 2009

OPERATING ACTIVITIES	
Change in net assets	\$ 3,323
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Increase in accounts receivable	(540)
Increase in accounts payable	700
Net Cash Provided By Operating Activities	<u>3,483</u>
Increase in Cash	3,483
Cash at October 1, 2008	<u>32,858</u>
Cash at September 30, 2009	<u><u>\$ 36,341</u></u>

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SCHEDULE OF REVENUES AND EXPENSES - BUDGET AND ACTUAL -
COMPONENT UNIT - BLOCK 60 PARKING CONDOMINIUM ASSOCIATION, INC.

Year Ended September 30, 2009

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Assessments				
Delray Beach Community Redevelopment Agency	\$ 7,480	\$ 7,480	\$ 7,480	\$ 0
City of Delray Beach	1,760	1,760	1,760	0
Delray New Wave, Inc.	1,320	1,320	1,320	0
Manimal, Inc.	1,320	1,320	1,320	0
InterCard Resources	0	0	1,760	1,760
Dada	0	0	880	880
42 North Swinton, Inc.	732	732	732	0
	<u>12,612</u>	<u>12,612</u>	<u>15,252</u>	<u>2,640</u>
Interest income	0	0	23	23
Total Revenues	<u>12,612</u>	<u>12,612</u>	<u>15,275</u>	<u>2,663</u>
EXPENSES				
Current				
Landscape maintenance	2,163	2,163	2,670	(507)
Tree Maintenance	1,200	1,200	0	1,200
Legal	0	0	61	(61)
Water for irrigation system	1,060	1,060	613	447
Electric for lights	2,654	2,654	2,016	638
Insurance	4,365	4,365	4,032	333
Property management fee	700	700	700	0
Accounting	1,095	1,095	1,100	(5)
Bank and filing fees	191	191	760	(569)
Miscellaneous	65	65	0	65
Total Expenses	<u>13,493</u>	<u>13,493</u>	<u>11,952</u>	<u>1,541</u>
Revenues Over (Under) Expenses	<u>\$ (881)</u>	<u>\$ (881)</u>	<u>\$ 3,323</u>	<u>\$ 4,204</u>

**COMPLIANCE REPORT AND
MANAGEMENT LETTER**



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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*

To the Board of Commissioners
Delray Beach Community Redevelopment Agency
Delray Beach, Florida

We have audited the financial statements of the governmental activities, major fund and discretely presented component unit of the Delray Beach Community Redevelopment Agency, a component unit of the City of Delray Beach, Florida, as of and for the year ended September 30, 2009, which collectively comprise the basic financial statements of the Delray Beach Community Redevelopment Agency, and have issued our report thereon dated February 25, 2010. We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the internal control over financial reporting of the Delray Beach Community Redevelopment Agency, as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of internal control over financial reporting of the Delray Beach Community Redevelopment Agency. Accordingly, we do not express an opinion on the effectiveness of the internal control over financial reporting of the Delray Beach Community Redevelopment Agency.

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 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.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above. However, as discussed below in finding 2009-01, we identified a deficiency in internal control over financial reporting that we consider to be a significant deficiency in internal control over financial reporting. A *significant deficiency* is a deficiency, or 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.

(2009-01) Bank Reconciliation Procedures

The CRA's Finance Director is responsible for all accounting functions, including the general ledger, entering transactions, preparing and recording journal entries, and preparing bank reconciliations. The monthly bank statements are reviewed and approved by the Executive Director, who also scans the canceled checks each month received with the bank statements. The QuickBooks general ledger and accounting software package used by the CRA currently allows transactions prior to the most recent bank reconciliation date to be entered or changed without documentation or approval. To improve internal control over the general ledger functions, we recommend that the Executive Director set the month-end closing date in the QuickBooks program when she approves the monthly bank reconciliations. The closing date should be password protected by the Executive Director so that changes cannot be made to transactions dated prior to the most recent bank reconciliation closing date. This approach will effectively lock down all reconciled transactions and prevent any unauthorized changes. Changes that must be made to prior transactions should be handled through journal entries in the current period.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the financial statements of the Delray Beach Community Redevelopment Agency are free of 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 determination of financial statement amounts. 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*.

We noted certain matters that we reported to management in a separate management letter dated February 25, 2010.

The Delray Beach Community Redevelopment Agency response to item 2009-01 identified above is described in the accompanying Response to Management Letter. We did not audit the response of the CRA and, accordingly, we express no opinion on it.

This report is intended solely for the information of the Board of Commissioners and management of the Delray Beach Community Redevelopment Agency and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Cale, Danten, Levine,
Porter & Veil, P.A.*

February 25, 2010



CALER, DONTEN, LEVINE,
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Management Letter

To the Board of Commissioners
Delray Beach Community Redevelopment Agency
Delray Beach, Florida

We have audited the financial statements of the Delray Beach Community Redevelopment Agency (the "CRA"), a component unit of the City of Delray Beach, Florida, as of and for the year ended September 30, 2009 and have issued our report thereon dated February 25, 2010.

We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 Standards*. Disclosures in that report, which is dated February 25, 2010, should be considered in assessing the results of our audit. Additionally, our audit was conducted in accordance with Chapter 10.550, Rules of the Auditor General, which governs the conduct of local governmental entity audits performed in the State of Florida. This letter includes the following information, which is not included in the aforementioned auditor's report:

1. Section 10.551(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 annual financial audit report.

We noted that our recommendations related to comment (2008-01) *Adjusting Journal Entries* and (2008-02) *Other Postemployment Benefits* included in our management letter dated February 28, 2009, for the year ended September 30, 2008, were implemented by the CRA in the current year or no longer apply.

2. Section 10.554(1)(i)2., Rules of the Auditor General, requires our audit to include a review of the provisions of Section 218.415, Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the CRA complied with Section 218.415, Florida Statutes.
3. Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we have the following recommendations:

(2009-02) Approval to Close Bank Accounts

During our audit, we noted several bank accounts were closed during the year without approval from the CRA Board of Commissioners. While consolidating cash accounts may be appropriate, Board approval to open and close accounts with financial institutions is an important internal control over cash and investment balances. We recommend the CRA document the reasons for closing an account and obtain Board approval before closing any accounts with financial institutions.

(2009-03) Accounting Policies and Procedures

During the audit, we noted that the CRA's accounting policies and procedures have not been codified into a complete and current policy and procedure manual. A comprehensive and current manual would provide a valuable reference source to ensure that current policies are followed and would also serve as an aid in training new employees and improving internal communications. We recommend that the CRA codify their existing policies and procedures in a single manual that employees could reference for current operating policies, procedures and internal controls.

4. Section 10.554(1)(i)4., Rules of the Auditor General, requires that we address violations of provisions of contracts or grant agreements, or abuse, that have an effect on the financial statements that is less than material but more than inconsequential. In connection with our audit, we did not have any such findings.
4. Section 10.554(1)(i)5., Rules of the Auditor General, provides that the auditor may, based on professional judgment, report the following matters that have an inconsequential effect on financial statements, considering both quantitative and qualitative factors: (1) violations of provisions of contracts or grant agreements, fraud, illegal acts, or abuse, and (2) control deficiencies that are not significant deficiencies. We noted the following matter:

(2009-04) Expenditures Over Appropriations

We noted that the CRA's expenditures exceeded the final budgeted appropriations for the year ended September 30, 2009 for the several General Fund functions as indicated in Note I to the financial statements. We recommend that the CRA review expenditures in relation to budgeted amounts during the year and amend the budget as necessary to prevent over-expenditure of budgeted categories.

6. Section 10.554(1)(i)6., 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. This information is disclosed in Note A to the financial statements.
7. Section 10.554(1)(i)7.a., Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of 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, as of and for the year ended September 30, 2009.
8. Pursuant to Sections 10.554(1)(i)7.c. and 10.556(7), Rules of the Auditor General, we applied financial condition assessment procedures as of September 30, 2009. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on the representations made by management and the review of financial

information provided by management. The results of our procedures disclosed no matters that are required to be reported.

The response by the management of the CRA to matters identified in our audit is described in the accompanying Response to Management Letter. We did not audit the response of the CRA and, accordingly, we express no opinion on it.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. U.S. generally accepted auditing standards require us to indicate that this report is intended solely for the information and use of the Board of Commissioners and management of the Delray Beach Community Redevelopment Agency and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Caler, Dauter, Levine,
Porter & Veil, P.A.*

February 25, 2010

March 2, 2010

Board of Commissioners
Delray Beach Community Redevelopment Agency

We have reviewed the findings of Caler, Donten, Levine, Porter & Veil, P.A. as addressed in their **Compliance Report** and **Management Letter**. We then examined these findings with our Treasurer and we submit the following course of action to resolve these deficiencies.

Compliance Report - Response

(2009-01) The recommended bank reconciliation procedures will be implemented as part of the CRA monthly closing procedures.

Management Letter - Response

(2009-02) In the future, all changes to bank accounts will be officially approved by the Board of Commissioners and documented in the minutes.

(2009-03) The Finance Director and Executive Director will further update the accounting policies and procedures manual. Final changes will be taken to the Board of Commissioners for approval.

(2009-04) The Finance Director and Executive Director will review the budget to actual expenditures at the end of the year and make any budget amendments necessary to eliminate over-expenditure of budgeted amounts.

The above listed procedures and responses are certainly reasonable and necessary for proper compliance with the State of Florida Auditor General's requirements. We will adhere to these recommendations as outlined.


Diane Colonna
Executive Director


Lori Hayward
Finance Direct