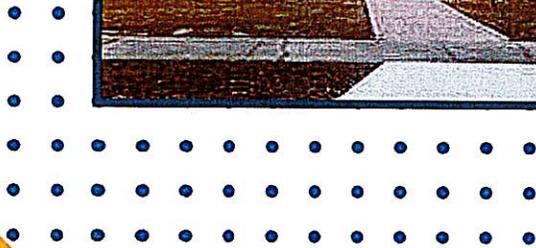
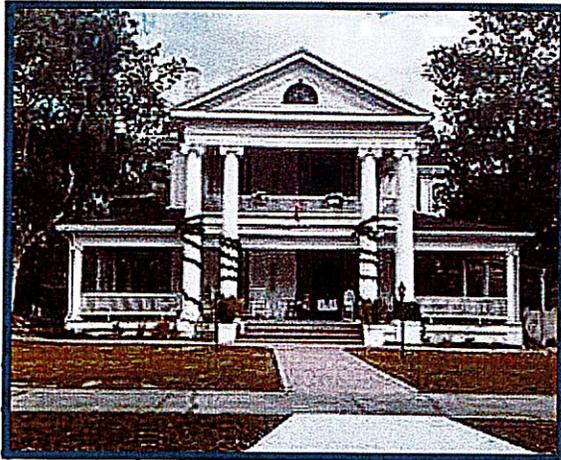
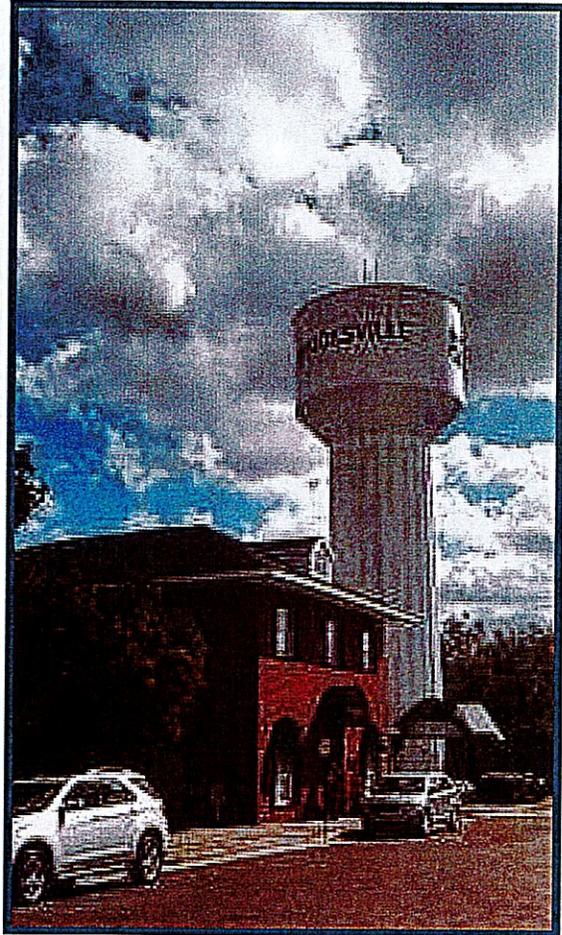




CITY OF  
BROOKSVILLE

COMMUNITY REDEVELOPMENT AGENCY  
**OVERCOMING CHALLENGES FOR  
A BETTER FUTURE**



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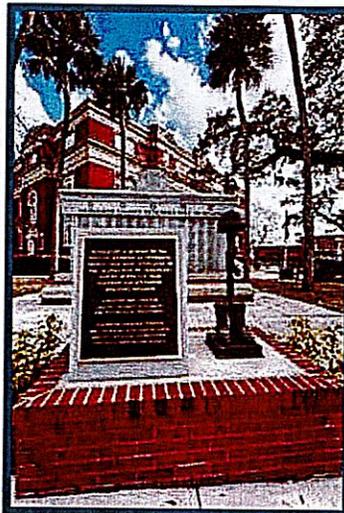
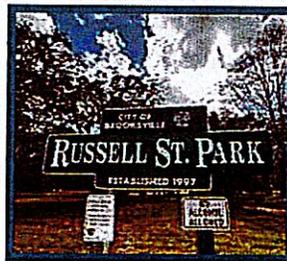
**FY 2024**

ANNUAL REPORT

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- 2024 PROJECTS FUNDED
- 



# COMMUNITY REDEVELOPMENT AGENCY BOARD



**Blake Bell**  
MEMBER



**David Bailey**  
MEMBER



**Christa Tanner**  
MEMBER



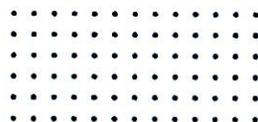
**Thomas Bronson**  
VICE CHAIRMAN



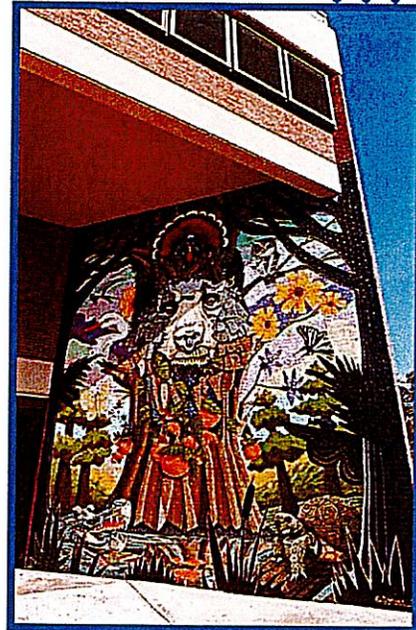
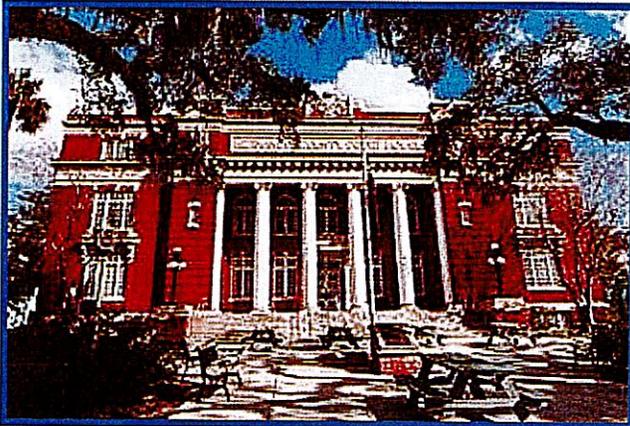
**Casey Thieryung**  
CHAIRMAN

## MISSION

The City's Community Redevelopment Agency (CRA) establishes special districts in the city with the goal of increasing property values through targeted revitalization efforts. Revenues collected from the increase in property values are used to fund the tools and resources needed for future redevelopment projects within the targeted area. More jobs and area establishments, such as restaurants and retail shops are a result of CRA activity.



# HISTORY OF THE CITY OF BROOKSVILLE'S COMMUNITY REDEVELOPMENT AGENCY



The City Council for the City of Brooksville desires to provide for the removal of blighted areas and redevelop such areas pursuant to the Community Redevelopment Act of 1969 and contained in Florida Statutes, Chapters 163 and 189. On June 7, 1999, the City of Brooksville formally established a Community Redevelopment Area (CRA) in its downtown. The CRA is approximately 250 acres in size. The Brooksville City Council, acting as the Community Redevelopment Agency, adopted a Community Redevelopment Plan in 1999 and an update in 2013 and in 2023.



**Fund 615 COMMUNITY REDEVELOPMENT AGENCY**

**Description:** Brooksville Community Redevelopment Agency

**Revenue Source:** Tax Incremental Financing (TIF) from Hernando County and City of Brooksville

**Expenditures:** Contractual Services to City of Brooksville for management and planning services; Façade Grant Program; Streetscape capital project; and Special District Fees and FRA Conference.

	Actual 2020	Actual 2021	Actual 2022	Budgeted 2023	Proposed 2024	
<b>INCOME</b>						
Contributions	\$0	\$0	\$0	\$0	\$0	
TIF Funds	93,098	110,274	104,733	105,000	145,000	
Interest	135	58	50	50	50	
Transfers In	0	0	0	0	0	
Prior Year Carry forward	320,673	381,263	500,340	515,119	398,250	
<b>Total Income</b>	<b>\$413,906</b>	<b>\$491,595</b>	<b>\$605,123</b>	<b>\$620,169</b>	<b>\$543,300</b>	
<b>EXPENDITURES</b>						
Personal Services	\$0	\$0	\$0	\$0	\$0	)
Operating Expenditures	32,643	46,254	104,318	265,000	353,900	(1) )
Capital Expenditures	0	0	0	355,169	189,400	(2)
Reserves	381,263	445,341	500,805	0	0	
<b>Total Expenditures</b>	<b>\$413,906</b>	<b>\$491,595</b>	<b>\$605,123</b>	<b>\$620,169</b>	<b>\$543,300</b>	

(1) Commercial exterior improvement grants & Downtown Beautiful Program \$200,000  
City staff service \$30,000, Banner/Pedestrian Safety \$11,200, CRA Plan Update \$ 107,800, and CRA Audit \$4,000.  
(2) CDBG Matching Funds \$50,000, GNT Utilities Relocation \$85,000, Parking Improvements ADA \$13,000,  
Bicycle Facilities/Sidewalk & Pavement Connections to GNT Trail \$10,000, City Hall Landscape Phase II, \$13,000,  
Pedestrian Safety \$18,400

**City of Brooksville**  
**Revenues Expenses Report - CRA**  
**615 - Community Redevelopment Agency**  
From 10/1/2022 Through 9/30/2023

		<u>10/1/2022 - 9/30/2023</u>		
		<u>Actual</u>	<u>Budget - Original</u>	<u>Variance - Original</u>
	<b>Taxes</b>			
40000	Ad Valorem Taxes	140,840.22	100,000.00	40,840.22
	<b>Total Taxes</b>	<u>140,840.22</u>	<u>100,000.00</u>	<u>40,840.22</u>
	<b>Interest Income</b>			
48810	Interest Earnings/Dividends	39.85	0.00	39.85
	<b>Total Interest Income</b>	<u>39.85</u>	<u>0.00</u>	<u>39.85</u>
	<b>Miscellaneous Revenue</b>			
48890	Miscellaneous Revenues	(35.00)	0.00	(35.00)
	<b>Total Miscellaneous Revenue</b>	<u>(35.00)</u>	<u>0.00</u>	<u>(35.00)</u>
	<b>Total Revenues</b>	<u>140,845.07</u>	<u>100,000.00</u>	<u>40,845.07</u>
	<b>Operating Expenses</b>			
53200	Accounting & Auditing	0.00	(4,000.00)	4,000.00
53400	Other Contractual Services	(194,935.37)	(100,000.00)	(94,935.37)
55231	Connections-supplies	(71.44)	0.00	(71.44)
55252	Small Tools	(580.26)	0.00	(580.26)
55400	Books, Publications, Subscription & Membership	(670.00)	0.00	(670.00)
	<b>Total Operating Expenses</b>	<u>(196,257.07)</u>	<u>(104,000.00)</u>	<u>(92,257.07)</u>
	<b>Other Services &amp; Charges</b>			
54900	Other Current Charges	(21.18)	0.00	(21.18)
55500	Uncapitalized Equipment	(6,720.00)	0.00	(6,720.00)
58300	Other grants & aids	(157,202.58)	(161,000.00)	3,797.42
	<b>Total Other Services &amp; Charges</b>	<u>(163,943.76)</u>	<u>(161,000.00)</u>	<u>(2,943.76)</u>
	<b>Capital Outlay/Depreciation</b>			
55620	Building and Improvements	(161.06)	0.00	(161.06)
55630	Improvements Other Than Building	(5,000.00)	0.00	(5,000.00)
55650	Construction in Progress	0.00	(355,169.00)	355,169.00
	<b>Total Capital Outlay/Depreciation</b>	<u>(5,161.06)</u>	<u>(355,169.00)</u>	<u>350,007.94</u>
	<b>Total Expenditures/Expenses</b>	<u>365,361.89</u>	<u>620,169.00</u>	<u>254,807.11</u>
	<b>Net income/( Net Loss)</b>	<u>(224,516.82)</u>	<u>(520,169.00)</u>	<u>295,652.18</u>





## INDEPENDENT AUDITORS' REPORT

Board Members  
City of Brooksville Community Redevelopment Agency

Report on the Audit of the Financial Statements

### *Opinions*

We have audited the accompanying financial statements of the governmental activities and the general fund of the Community Redevelopment Agency (CRA), a component unit of the City of Brooksville, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the CRA, as of September 30, 2022, and the respective changes in financial position and budgetary comparison for the general fund thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Responsibilities of Management for the Financial Statements*

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

*Auditors' Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
  - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
  - Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
  - Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Reporting Required by Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 7, 2023, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Sebring, Florida  
August 7, 2023



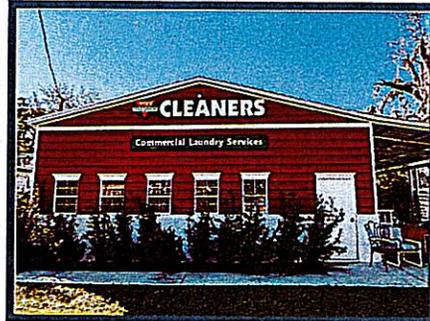
# PROJECTS FUNDED

## ● 11 N. MAIN ST.



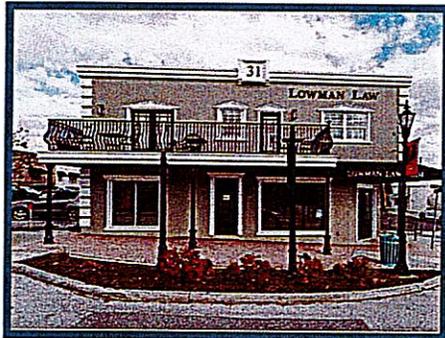
- Awarded \$3,854.19 for exterior renovations

## ● 104 S. MAIN ST.



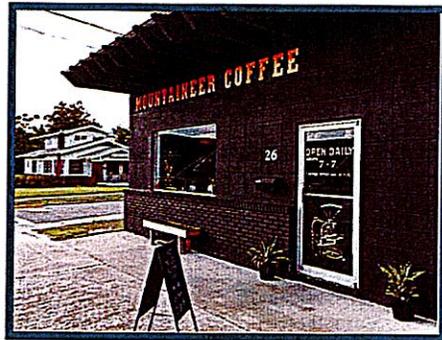
- Awarded \$20,000 for exterior renovations, awnings, signage, outdoor lightning, paint and new driveway

## ● 31 S. MAIN ST.

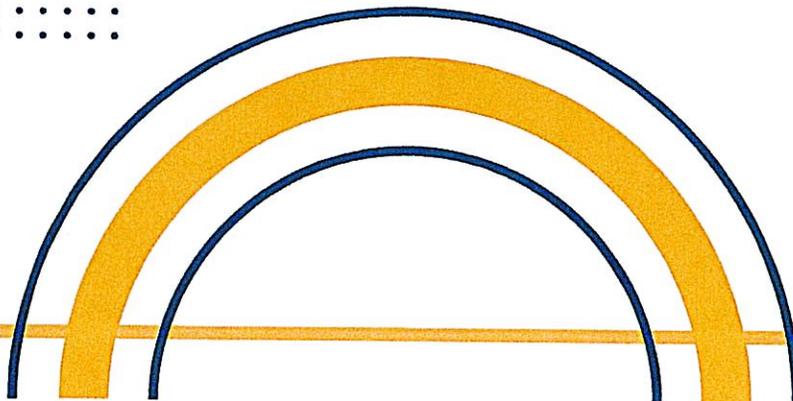


- Awarded \$20,000 for a new sprinkler system

## ● 26. S Broad St.

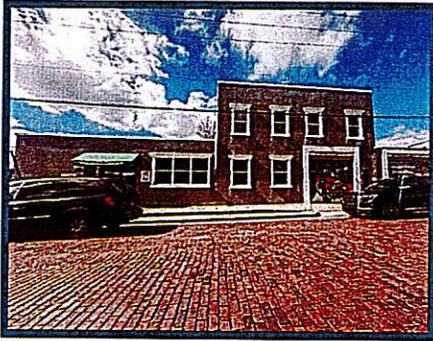


- Awarded \$11,757.82 for new roof and exterior paint



# PROJECTS FUNDED

## ● 29 S. BROOKSVILLE



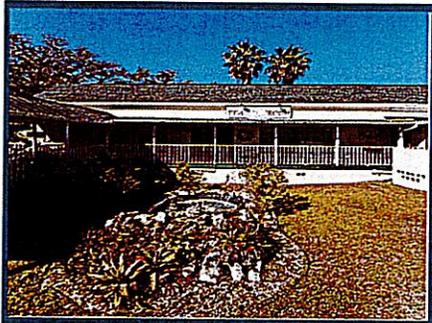
- Awarded \$9,781.75 for a roof replacement

## ● 131 S Main St.



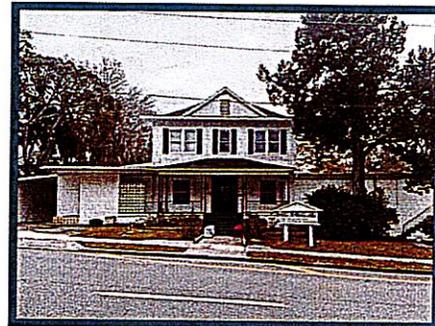
- Awarded \$12,000.00 for a kitchen renovations

## ● 410 E. LIBERTY ST.

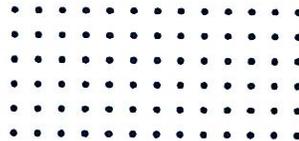


- Awarded \$17,412.58 for roof replacement and parking lot improvements

## ● 504 E. JEFFERSON ST.



- Awarded \$1,100 for new signage



# PROJECTS FUNDED

## ● 115 N. MAIN ST.



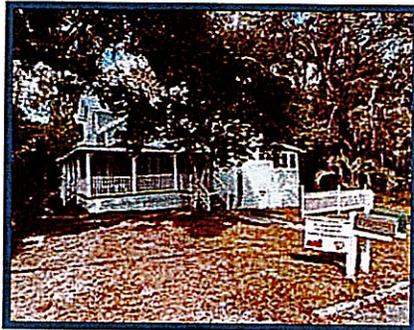
- Awarded \$20,000 for electrical repair

## ● 290 E. FT. DADE



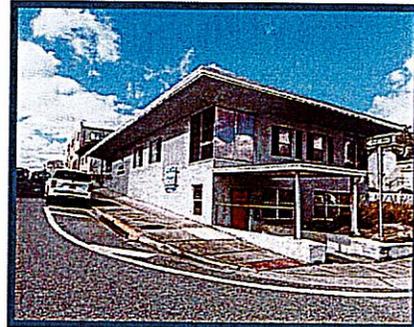
- Awarded \$20,000 for exterior renovation, electrical repairs, and plumbing repairs.

## ● 705 MUSEUM CT.



- Awarded \$20,000 for roof replacement, stabilize fireplace foundation, replace stairs, porch repairs, and landscaping

## ● 161 E. JEFFERSON ST.



- Awarded \$20,000 for roof replacement and new windows





# TRANSMITTAL NOTICE

This Annual Report of the City of Brooksville Community Redevelopment Agency is being filed with the office of the City of Brooksville City Clerk and the Brooksville Community Development Department, consistent with the requirements of Section 163.356(3) (c), Florida Statutes. The Report provides a summary of CRA activity through the 2022-2023 fiscal year. The report is a compilation of information obtained from public records and staff acting on behalf of the CRA. If there are any questions concerning the City of Brooksville Community Redevelopment Agency, please contact the City's Community Development Department at (352) 540-3810.

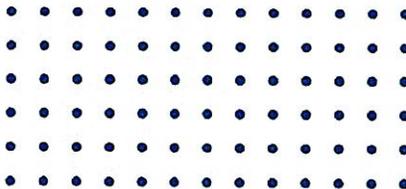
This report has been officially filed with the local government(s) on April 21, 2025.

Sincerely,

*David Hainley*

David Hainley  
CRA Executive Director

cc: *City of Brooksville Council / Community Redevelopment Agency Members*  
*City Managers Office*  
*Jennifer Battista, City Clerk*  
*Autumn Sullivan, Finance Director*  
*Vose Law Firm LLP, City Attorney*  
*Dawn Triconi, Brooksville Main Street Executive Director*  
*CRA file*





# CITY OF BROOKSVILLE

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