

BRADFORD COUNTY DEVELOPMENT AUTHORITY

FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

**BRADFORD COUNTY DEVELOPMENT AUTHORITY
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SEPTEMBER 30, 2021**

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors,
Bradford County Development Authority:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Bradford County Development Authority (the Authority), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the general fund and governmental activities.

Basis for Qualified Opinions on General Fund and Governmental Activities

The Authority has not adopted a methodology for performing a valuation of the land held for sale in the general fund and governmental activities. Accounting principles generally accepted in the United States of America require land held as an investment to be recorded at fair value, which would increase assets and fund balance/net position in the general fund and governmental activities. The effects of this departure from accounting principles generally accepted in the United States of America on the governmental activities has not been determined.

Qualified Opinion on the General Fund and Governmental Activities

In our opinion, except for the effects, if any, of the matter described in the Basis for Qualified Opinion paragraph on the general fund and governmental activities, the financial statements referred to above present fairly, in all material respects, the respective financial position of the general fund and governmental activities of the Authority as of September 30, 2021, and the respective changes in financial position thereof and respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, as listed in the table contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits 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 April 18, 2022, on our consideration of the Authority'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 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* in considering the Authority's internal control over financial reporting and compliance.



Gainesville, Florida
April 18, 2022

**BRADFORD COUNTY DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021**

We offer readers of the Bradford County Development Authority (Authority) financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended September 30, 2021.

The Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Government Accounting Standards Board (GASB) in their Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments. Certain comparative information between the current year and prior year is required to be presented in the MD&A and is presented in the Financial Highlights.

Financial Highlights

Our financial statements provide these insights into the results of this year's operation:

- At September 30, 2021, the Authority's statement of net position reported an ending net position balance of \$136,514, which is a change of (\$25,648) from the prior fiscal year. The decrease is due to the one time transfer in 2020 from the North Florida Economic Development Council (NFEDC) to the Authority and also an increase in expenditures related to the accounting and auditing services that were provided throughout the year.
- Total revenues were \$7,805 and \$54,347 for the fiscal years ending September 30, 2021 and 2020, respectively. The decrease is due to the one time transfer in 2020 from the North Florida Economic Development Council (NFEDC) to the Authority.
- Total expenses were \$33,453 and \$31,387 for September 30, 2021 and 2020, respectively. The reason for the increase in expenses is related to the accounting and auditing services that were provided throughout the year.

Overview of the Financial Statements

The discussion and analysis is intended to serve as an introduction to the Authority's financial statements which include a combined governmental fund and a government-wide statement as well as notes to the financial statements. There is additional supplementary information following these financial statements which may be of interest to the reader.

The governmental activities statements include a Statement of Net Position and a Statement of Activities, and are designed to provide you with the financial position of the Authority and are similar to private-sector financial statements.

The Governmental Fund Balance Sheet/Statement of Revenues, Expenditures, and Changes in Fund Balance (general fund column) shows the Authority's near-term inflows and outflows of spendable resources, as well as 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.

BRADFORD COUNTY DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Continued)

Government-wide financial statements – Analysis

Statement of Net Position

	2021	2020
Assets		
Current and other assets	\$ 146,314	\$ 162,697
Total assets	\$ 146,314	\$ 162,697
Liabilities		
Accounts payable and other liabilities	\$ 9,800	\$ 535
Total liabilities	\$ 9,800	\$ 535
Net Position		
Unrestricted	\$ 136,514	\$ 162,162
Total Net Position	\$ 136,514	\$ 162,162

The Statement of Net Position column shows the Authority's assets less its liabilities. The difference between these assets and liabilities is reported as net position. Changes in net position over time may be helpful in indicating an improving or deteriorating financial position. The Authority's net position in 2021 decreases compared to prior year due to a decrease in revenues as explained above.

Statement of Activities

	2021	2020
Revenues		
Program revenues:		
Grants	\$ -	\$ 2,839
General revenues:		
Bradford County support	7,500	7,500
Donations	-	3,175
Proceeds/gain on sale of land	-	-
Funding from NFEDC	-	40,483
Investment income	305	350
Total revenues	7,805	54,347
Expenses		
Marketing and promotion	-	5,696
Website	3,293	10,574
Business service	8,500	8,600
Miscellaneous	21,660	2,017
Funding to NFEDP	-	4,500
Total expenses	33,453	31,387
Change in net position	(25,648)	22,960
Net Position – beginning	162,162	139,202
Net Position - ending	\$ 136,514	\$ 162,162

BRADFORD COUNTY DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2021
(Continued)

Because the focus of governmental funds, general fund column, is narrower than that of the government-wide financial statement, net position column, it is useful to compare the information presented for governmental activities in the general fund with governmental information presented for governmental activities in the government-wide column Statement of Net Position.

The Statement of Activities column presents information showing how the net position changed during the fiscal year. The statement presents all underlying events, which give rise to the change, regardless of the timing of the related cash flows.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the combined governmental fund and government-wide statements.

Governmental Funds

The Authority's revenues decreased by approximately \$46,500 when compared to the prior fiscal year, primarily due to a decrease in transferred funds to the Authority.

The Authority's expenditures increased by approximately \$2,100 compared to the prior fiscal year. The increase in expenditures was mostly attributable to the increase in expenses is related to accounting and auditing services.

Budgetary Highlights

Budget to actual statements are provided in the financial statements. Budget amendments were made during the year. The budget to actual statement for the General Fund shows that actual expenditures were more than budgeted expenditures by \$9,440, mostly due to accounting and auditing services.

Contacting the Authority

This financial report is designed to provide a general overview of the Authority's finances and to show the Authority's accountability for the management of the financial resources of the Authority. If you have any questions about this report or need additional financial information, you may contact the Bradford County Development Authority by mail at 100 E Call St, Starke, FL 32091.

**BRADFORD COUNTY DEVELOPMENT AUTHORITY
BALANCE SHEET / STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	General Fund	Adjustments	Statement of Net Position
<u>ASSETS</u>			
Cash and cash equivalents	\$ 77,984	\$ -	\$ 77,984
Investments	68,330	-	68,330
Total Assets	\$ 146,314	\$ -	\$ 146,314
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	\$ 9,800	\$ -	\$ 9,800
<u>FUND BALANCE / NET POSITION</u>			
Fund balance:			
Assigned			
Subsequent year's budget	\$ 15,925	\$ (15,925)	\$ -
Unassigned	120,589	(120,589)	-
Net position:			
Unrestricted	-	136,514	136,514
Total Fund Balance / Net Position	136,514	\$ -	\$ 136,514
Total Liabilities and Fund Balance	\$ 146,314		

The accompanying notes to financial statements
are an integral part of these statements.

**BRADFORD COUNTY DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE / STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Revenues			
Bradford County support	\$ 7,500	\$ -	\$ 7,500
Interest income	305	-	305
Total revenues	<u>7,805</u>	<u>-</u>	<u>7,805</u>
Expenditures / expenses			
Website	3,293	-	3,293
Business service	8,500	-	8,500
Miscellaneous	21,660	-	21,660
Total expenditures / expenses	<u>33,453</u>	<u>-</u>	<u>33,453</u>
Excess (deficiency) of revenues over expenditures / change in net position	<u>(25,648)</u>	<u>-</u>	<u>(25,648)</u>
Net change in fund balance / net position	<u>(25,648)</u>	<u>-</u>	<u>(25,648)</u>
Fund balance / net position, beginning of year	162,162	-	162,162
Fund balance / net position, end of year	<u>\$ 136,514</u>	<u>\$ -</u>	<u>\$ 136,514</u>

The accompanying notes to financial statements
are an integral part of these statements.

**BRADFORD COUNTY DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Grants	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)
Bradford County support	7,500	7,500	7,500	-
Interest income	350	350	305	(45)
Total revenues	<u>17,850</u>	<u>17,850</u>	<u>7,805</u>	<u>(10,045)</u>
Expenditures / expenses				
Marketing and promotion	600	-	-	-
Website	6,000	2,018	3,293	(1,275)
Business services	8,500	8,500	8,500	-
Miscellaneous	7,081	13,495	21,660	(8,165)
Building expense	3,669	-	-	-
Total expenditures / expenses	<u>25,850</u>	<u>24,013</u>	<u>33,453</u>	<u>(9,440)</u>
Excess (deficiency) of revenues over expenditures	<u>(8,000)</u>	<u>(6,163)</u>	<u>(25,648)</u>	<u>(19,485)</u>
Other financing sources				
Proceeds from sale of land	8,000	-	-	-
Net change in fund balance	<u>-</u>	<u>(6,163)</u>	<u>(25,648)</u>	<u>(19,485)</u>
Fund balance, beginning of year	162,162	162,162	162,162	-
Fund balance, end of year	<u>\$ 162,162</u>	<u>\$ 155,999</u>	<u>\$ 136,514</u>	<u>\$ (19,485)</u>

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

BRADFORD COUNTY DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

(1) Summary of Significant Accounting Policies:

The accounting policies of the Bradford County Development Authority (the Authority) conform to generally accepted accounting principles applicable to governmental units. The following is a summary of significant policies.

(a) **Reporting entity**—The Authority is an independent special district created under special act by the Florida Legislature, Chapter 61-1894, House Bill 1983, for the purpose of performing such acts as shall be necessary for the sound planning and development of Bradford County, Florida. It is composed of seven members who are appointed by the governor. The Authority has adopted Governmental Accounting Standards Board (GASB) Codification and has determined that there are no component units that meet the criteria for inclusion in the Authority's financial statements.

(b) **Measurement focus, basis of accounting, and financial statement presentation**—The government wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using current *financial resources, measurement focus*, and the *modified accrual basis of accounting*. Revenues are recognized when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues to be available if they are collected within one year of the end of the fiscal year.

(c) **Budget and budgetary accounting**—The Authority prepares a budget on a consistent basis which does not differ materially from generally accepted accounting principles. The budget is approved and amended by Authority members. The Authority has one budgeted governmental fund, which is the General Fund. The legal level of control is the General Fund as a whole.

(d) **Cash and cash equivalents**—Cash and cash equivalents consists of cash on hand and on deposit in banks and money market accounts.

(e) **Investments**—The Authority's investment practices are governed by Chapter 218.415, Florida Statutes. The Authority is authorized to invest in the following:

- 1) The Local Government Surplus Funds Trust Fund;
- 2) Securities and Exchange Commission registered money market funds with the highest credit rating from a nationally recognized rating agency;
- 3) Interest bearing time deposits or savings accounts in qualified public depositories; and
- 4) Direct obligations of the U.S. Treasury.

(f) **Grants and accounts receivable**—All receivables are determined to be fully collectable. Accordingly, no allowance for doubtful accounts has been provided. There are no receivables as of September 30, 2021.

(g) **Fund equity**— The Authority had no fund balance other than assigned, which represent funds designed by the Board for use in the following fiscal year, and unassigned fund balance at September 30, 2021. Should the Authority hold any fund balance/net position that classifies as either restricted or committed, it is the Authority to first apply restricted resources, and then committed resources, before using any unrestricted resources.

BRADFORD COUNTY DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

(1) **Summary of Significant Accounting Policies:** (Continued)

(h) **Revenues and expenditures**—The Authority’s primary revenue streams consist of donations and support from Bradford County. Non-grant expenditures generally are for administrative items.

(i) **Use of estimates**—The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets, liabilities, and changes therein, and disclosure of contingent assets and liabilities. Actual results could differ from those estimates.

(2) **Reconciliation of Government-Wide and Fund Financial Statement:**

(a) **Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**—Included with the governmental fund balance sheet is a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. These differences consisted of various equity reclassifications, as outlined in the “Adjustments” column on the balance sheet / statement of net position.

(b) **Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**—Included with the governmental fund statement of revenues, expenditures, and changes in fund balances, there is a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. There were no such reconciling items for the current year.

(3) **Deposits and Investments:**

At September 30, 2021, the carrying amount of the Authority’s deposits was \$77,984. In addition to insurance provided by the Federal Depository Insurance Corporation, deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, *Florida Security for Public Deposits Act*, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. In the event of failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. The Authority's deposits at year end are considered insured for custodial credit risk purposes.

Investments of \$68,330 consist of certificates of deposit held with a local bank and mature within the next year. The certificates of deposit are recorded at cost plus accrued interest, which approximates fair value.

(4) **New Accounting Pronouncements:**

The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates effective for subsequent fiscal years that have not yet been implemented. Management has not currently determined what, if any, impact implementation of the following will have on the financial statements:

GASB issued Statement No. 87, *Leases*, in June 2017. GASB 87 increases the usefulness of governments’ financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The provisions in GASB 87 are effective for periods beginning after June 15, 2021.

BRADFORD COUNTY DEVELOPMENT AUTHORITY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

(5) **Uncertainties:**

During the year ended September 30, 2021, local, U.S., and world governments have encouraged self-isolation to curtail the spread of the global pandemic, coronavirus disease (COVID-19), by mandating temporary work stoppage in many sectors and imposing limitations on travel and size and duration of group meetings. Most industries are experiencing disruption to business operations and the impact of reduced consumer spending. There is unprecedented uncertainty surrounding the duration of the pandemic, its potential economic ramifications, and any government actions to mitigate them. Accordingly, while management cannot quantify the financial and other impact to the Authority as of April 18, 2022, management believes that a material impact on the Authority's financial position and results of future operations is reasonably possible.



**INDEPENDENT AUDITORS' 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 Directors,
Bradford County Development Authority:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards* issued by the Comptroller General of the United States of America, the financial statements of the governmental activities and general fund of the Bradford County Development Authority (the Authority) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated April 18, 2022. We have made the following modification to our auditors' report. Under the titles "Basis for Qualified Opinion on Governmental Activities" and "Qualified Opinion on Governmental Activities", we indicate management has not performed a valuation of land held for sale and has not presented such land in its governmental activities financial statements as required by accounting principles generally accepted in the United States of America.

Internal Control over Financial Reporting

In planning and performing our audits of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control, described below as items 2021-001 and 2021-002 that we consider to be material weaknesses.

2021-001, formerly 2020-001 – Reconciliation of Account Balances

Various audit adjustments were required to correct account balances due to missing current-year accruals. The Authority's controls should include periodic reconciliations of significant account balances, including full accrual-based reconciliations at fiscal-year end to ensure all amounts have been appropriately recorded and budgeted for. We recommend the Authority increase its review of such transactions, including a review for proper cutoff at the fiscal year-end, to help ensure completeness and accuracy of all financial reporting.

2021-002, formerly 2020-002 – Preparation of Financial Statements

Professional standards promulgated by the American Institute of Certified Public Accountants provide a system of internal control over financial reporting should allow the Authority to prepare financial statements, including note disclosures, in accordance with generally accepted accounting principles (GAAP). While auditors can assist with the preparation of financial statements and related footnotes, the financial statements are the responsibility of management. A control deficiency exists in instances where the Authority is not positioned to draft financial statements and all required disclosures. However, the outsourcing of these services is not unusual in governmental entities of similar budget and personnel size. For subsequent audits, management may wish to take an active role in the drafting of the financial statements and related disclosures.

Compliance and Other Matters

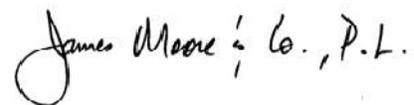
As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audits 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*.

Management's Response to Findings

The Authority's response to the findings identified in our audit are described in the letter titled Management's Response, as listed in the table of contents. Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Gainesville, Florida
April 18, 2022



**INDEPENDENT AUDITORS' MANAGEMENT LETTER REQUIRED
BY CHAPTER 10.550, RULES OF THE STATE OF FLORIDA
OFFICE OF THE AUDITOR GENERAL**

To the Board of Directors,
Bradford County Development Authority:

Report on the Financial Statements

We have audited the basic financial statements of the Bradford County Development Authority (the Authority), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated April 18, 2022.

The Authority has not adopted a methodology for performing a valuation of the land held for sale in the general fund and governmental activities. Accounting principles generally accepted in the United States of America require land held as an investment to be recorded at fair value, which would increase assets and fund balance/net position in the general fund and governmental activities. The effects of this departure from accounting principles generally accepted in the United States of America on the governmental activities and general fund has not been determined.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 18, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Findings 2021-001 through 2021-003 are repeat findings for at least the past two preceding years.

Prior Year Findings and Recommendations

2020-001 – Reconciliation of Account Balances – Corrective action not taken. See repeat recommendation 2021-001.

2020-002 – Preparation of Financial Statements – Corrective action not taken. See repeat recommendation 2021-002.

2020-003 – Bank Account Statements and Reconciliations Review and Approval – Corrective action taken.

2020-004 – Budgetary Compliance – Corrective action not taken. See repeat recommendation 2021-003.

2020-005 – Written Management Agreement – Corrective action taken.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Bradford County Development Authority was established by special act by the Florida Legislature, Chapter 2001-317, HB 897. There are no component units related to the Authority.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and communicate the results of our determination as to whether or not the Authority 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 audits, we determined that the Authority did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., 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 noted the following recommendation:

2021-003, formerly 2020-004 – Budgetary Compliance

We noted the expenditures in the General Fund exceeded the budgeted amounts as approved by the Board, resulting in the Authority not being within legal budgetary compliance. While various operating transactions were approved, no respective budget amendments were made to adjust for the additional budgetary authority. Internal tracking of budget versus actual was primarily focused on the excess of revenues over expenditures, and the over-budget expenditures were not separately identified as such. To avoid such instances in the future, we recommend the Authority actively monitor budget-to-actual comparisons of expenditures throughout the year and ensure that any necessary budget amendments are brought to the Board on a timely basis. We also recommend the Board ensure its legal level of budget compliance (i.e. fund level) be documented in the Authority's Charter, financial policy, or other formal document(s).

Specific Special District Information – Bradford County Development Authority

The following items have been provided to us to comply with state reporting requirements and have not been audited by us. We did not audit the following information within this section, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on this data.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Authority reported the following unaudited data:

- a) The total number of district employees compensated in the last pay period of the district's fiscal year: -0-.
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year: 1 (one).
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$-0-.
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$8,500.
- e) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
 - a. No such projects noted.
- f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as follows: original budget - \$25,580, amendments - \$1,837, and final budget -\$24,013

Additional Matters

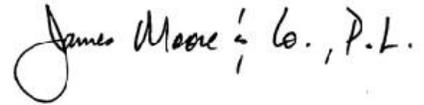
Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Management's Response to Findings

The Authority's response to the findings identified in our audit are described in the letter titled Management's Response, as listed in the table of contents. Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management and the Board of Directors, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "James Moore & Co., P.L.". The signature is written in a cursive style with a large, looped initial "J".

Gainesville, Florida
April 18, 2022



INDEPENDENT ACCOUNTANTS' EXAMINATION REPORT

To the Board of Directors,
Bradford County Development Authority:

We have examined the Bradford County Development Authority's (the Authority) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2021. The Authority's management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Authority complied with Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2021, in all material respects. An examination involves performing procedures to obtain evidence about the Authority's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks of material noncompliance with those requirements, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

In our opinion, the Bradford County Development Authority complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

Gainesville, Florida
April 18, 2022

A handwritten signature in black ink that reads "James Moore & Co., P.L." with a stylized flourish at the beginning.

MANAGEMENTS RESPONSE TO FINDINGS

2021-001 – Reconciliation of Account Balances

The Authority will perform periodic reconciliations of significant account balances, including accrual-based reconciliations at fiscal year-end. A Budget-to-Actual report will be reviewed at monthly BCDA meetings.

2021-002 – Preparation of Financial Statements

The Authority will accept the finding, the current contracted CPA firm doesn't have the capacity to complete the checklist. The other CPA firm in Bradford County only has one associate capable of completing that checklist and is unable to perform this duty for the BCDA in the foreseeable future.

2021-003 – Budgetary Compliance

The BCDA Board will actively monitor budget-to-actual comparisons of expenditures throughout the year and ensure that any necessary budget amendments are brought before the Board on a timely basis. The BCDA Board will ensure its legal level of budget compliance be documented in the Authority's Charter or other formal documents