



City of Gainesville
City Commission Regular Meeting
AGENDA

Thursday, December 15, 2022, 10:00 a.m.
City Hall Auditorium
200 East University Avenue
Gainesville, FL 32601

Commission Members

Mayor Lauren Poe
Reina Saco (At Large, Seat A)
Cynthia Moore Chestnut (At Large, Seat B)
Desmon Duncan-Walker (District 1)
Mayor Pro Tempore, Harvey Ward (District 2)
David Arreola (District 3)
Adrian Hayes-Santos (District 4)

The City Commission makes policy and conducts City business in an open forum. For information on how to attend the meeting and submit public comment, visit the City [Agendas & Meetings website](#).

Neighbors are welcome to attend meetings in person. Seating capacity may be limited. Fill out a comment card and give it to the meeting clerk to request to speak. Speakers will be called to share their comments in the order of sign-up.

The City Hall Auditorium and Roberta Lisle Kline Conference Room are equipped with hearing loop assistive listening systems. When using your own hearing aid, you must switch your device to Telecoil or "T" mode. If your hearing aid does not have a Telecoil mode, broadcast staff can provide a headset.

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

A. CALL TO ORDER - 10:00 AM

Agenda Statement: The City of Gainesville encourages civil public speech. Disruptive behavior is not permitted during City Commission meetings. Please do not bring food, drinks, props, signs, posters, or similar materials into the Auditorium. Cheering and applause are only permitted during the Proclamations/Special Recognitions portion of the meeting.

B. INVOCATION

The Reverend Dr. Marie Herring, Dayspring Missionary Baptist Church

C. ADOPTION OF THE AGENDA - Includes Consent and Regular Agenda Items

D. CONSENT AGENDA

2022-744 Acquisition of Conservation Lands Adjacent to Loblolly Woods Nature Park (B)

8

Preserving and conserving land helps provide a more sustainable community and future. Acquisition of the subject parcel will buffer the Loblolly Woods nature trail from adjacent development which provides a safer and more enjoyable experience for our neighbors.

Recommendation:

The City Commission: 1) approve the Contract for Purchase and Sale of Real Property for Tax Parcel 06471-001-008 in the amount of \$216,000.00 plus closing costs, as negotiated by staff; and 2) authorize the City Manager or designee to execute the appropriate contract and closing documents, subject to approval by the City Attorney as to form and legality.

2022-790 - Kaila Brown v. City of Gainesville; Presuit Claim Resulting from a Law Enforcement Action (NB)

94

Approval of a pre-suit settlement of a wrongful arrest claim in the amount of \$100,000, in exchange for a full and complete release of liability.

Recommendation:

The City Commission 1) authorize the City Attorney to settle the claim of Kaila Brown, arising from the incident that occurred on or about May 12, 2021; and 2) approve the terms of the negotiated settlement agreement including payment of \$100,000 in return for a full and complete release of liability.

2022-792 Taylor Collings v. City of Gainesville; Presuit Claim Resulting from a Law Enforcement Action (NB)

96

Approval of a pre-suit settlement of a wrongful arrest claim in the amount of \$100,000, in exchange for a full and complete release of liability.

Recommendation:

The City Commission 1) authorize the City Attorney to settle the claim of Taylor Collings, arising from the incident that occurred on or about July 12, 2021; and 2) approve the terms of the negotiated settlement agreement including payment of \$100,000 in return for a full and complete release of liability.

2022-797 Lot #10 - Fourth PSA Amendment (B)

98

This item represents the fourth amendment to the Lot #10 Purchase and Sale Agreement (PSA). The property owner AMJ Group, Inc. has requested the amendment in order to add rental and senior housing as possible uses in the PSA and to clarify and reduce the affordability requirements for the portion of unsubsidized units offered at 120% of Area Median Income (AMI) in response to increases in construction costs and the escalation of prevailing interest and mortgage rates.

Recommendation:

The City Commission approve the proposed changes for Lot #10 and authorize the City Manager or their designee to execute the Fourth Amendment to Contract for Sale and Purchase for Lot #10 subject to approval by the City Attorney as to form and legality.

2022-793 RTS Limited Scope Review (B)

108

The objective of the RTS Limited Scope Review was to analyze preventable driver incidents and collisions data to identify potentially inequitable management practices, including an assessment of the operating effectiveness of controls related to disciplinary actions for preventable vehicular incidents.

Recommendation:

The Audit Committee review, approve and recommend the City Commission accept the City Auditor's report.

2022-794 2022 Public Records Policy Compliance Audit (B)

130

The objective of the 2022 Public Records Policy Compliance Audit was to review adequacy of the City's Public Records Policy and citywide staff compliance with the policy to ensure efficient use of City resources, timely response to requests, and effective monitoring for policy compliance.

Recommendation:

Audit Committee recommends the City Commission accept the auditor's report.

2022-795 City Auditor Quarterly Update (B)

154

The City Auditor Quarterly Update provides more transparency into activities conducted by the Office of the City Auditor. The update includes status of our work in progress, audit issue follow up, and other activities.

Recommendation:

Audit Committee recommends the City Commission accept the auditor's report.

2022-814 Interim City Auditor Employment Agreement (B)

217

Approval of the Interim City Auditor Employment Agreement.

Recommendation:

The City Commission 1) approves the employment agreement with Ms. Anderson, and 2) authorizes the Mayor to execute the agreement subject to the approval of the City Attorney as to form and legality.

E. EARLY PUBLIC COMMENT ON AGENDA ITEMS

Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

F. GENERAL PUBLIC COMMENT

Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. General Public Comment may be submitted in advance by pre-recorded voice message only (see page 2 for details). The General Public Comment period shall not exceed 30 minutes total.

G. BUSINESS DISCUSSION ITEMS - MORNING**2022-791 FY21 Audited Financial Statements, Independent Auditor's Reports, and Annual Audit Governance Letters (B)**

227

FY21 Audited Financial Statements, Independent Auditor's Reports, and Annual Audit Governance Letters for: Annual Comprehensive Financial Report, Retiree Health Insurance Program, Employees' Pension Fund, Consolidated Police Officers and Firefighters Retirement Plan, and Wild Spaces and Public Places Funds.

Recommendation:

The Audit Committee recommends that City Commission accept the General Government Audited Financial Statements, Independent Auditor's Reports, and Annual Governance Letters.

2022-784 Contract for Purchase and Sale of Real Property – Shands Teaching Hospital and Clinics, Inc. (B)

690

This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property for conveyance of the subject property to the City and located proximate to the proposed Eastside Urgent Care Clinic on SE 8th Avenue.

Recommendation:

The City Commission direct the Interim City Manager, or designee, to execute the Contract for Purchase and Sale of Real Property regarding the subject property and all related documents subject to approval as to form and legality by the City Attorney.

H. CALL TO ORDER - 1:00 PM

I. BUSINESS DISCUSSION ITEMS - AFTERNOON

J. RESOLUTIONS - AFTERNOON (Roll Call Required)

2022-779 Watershed Planning Initiative Grant for the Hogtown Creek Watershed Master Plan (B)

709

A resolution to enter into a grant agreement with Florida Division of Emergency Management for Hogtown Creek watershed planning.

Recommendation:

The City Commission adopt the Resolution which authorizes the City Manager, or designee, to execute a grant agreement and any other necessary documents with the Florida Division of Emergency Management for a Watershed Planning Initiative Grant subject to approval by the City Attorney as to form and legality.

2022-788 Resolution Authorizing Amendment of Existing Forward Starting Swap with Wells Fargo Bank on Series 2019A Bonds (B)

714

GRU has received a proposal from Wells Fargo Bank to repurpose the existing forward starting swap entered into in connection with the proposed refunding of the Series 2019A fixed rate bonds in 2029 to use this swap instead to hedge the interest rate on next spring's \$150M new money bond issue. This item was presented to the UAB on December 9, 2022, and they voted unanimously to recommend that the City Commission approve the item.

Recommendation:

The City Commission approve the resolution authorizing (i) the amendment of the existing 2019A Forward Starting Swap with Wells Fargo Bank to moderate the interest rate fluctuations with the proposed 2023 fixed rate bond issue and (ii) the entering into of a new forward starting swap to moderate interest rate fluctuations on the expected future issuance of bonds that will refund the 2019A Bonds.

K. ORDINANCES: ADOPTION READING - AFTERNOON (Roll Call Required)

L. ORDINANCES: SECOND READING - AFTERNOON (Roll Call Required)

2022-758 Ordinance Changing the Method of Calculating Commissioner Salaries (B)

730

Ordinance No. 2022-758 An ordinance of the City of Gainesville, Florida; establishing a population-based formula for calculating commissioner salaries similar to the state statute governing county commissioner salaries; removing current provisions regarding salaries in Chapter 2, Article II, Code of Ordinances; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Recommendation:

The City Commission adopt the proposed ordinance.

2022-617 Revisions to Ch. 14.5 Titled "Miscellaneous Business Regulations" of the City Code of Ordinances Adding Article IX Fair Chance Hiring, and Amending Ch. 2, Sec. 2-339 Titled "Applicable codes and ordinances" Listing Article IX of Ch. 14.5 (B)

738

Ordinance No. 2022-617 An ordinance of the City of Gainesville, Florida, amending Chapter 14.5 of the Code of Ordinances, relating to miscellaneous business regulations by adding Article IX Fair Chance Hiring; providing findings of facts and definitions; enumerating fair chance hiring practices; setting forth administration, penalties, data and reporting; and amending Chapter 2, Sec. 2-339 of the Code of Ordinances, relating to civil citation applicable codes and ordinances; adding Article IX of Chapter 14.5 to the list of ordinances enforceable by the procedure described in Division 6 of Article V, Chapter 2; providing directions to the codifier, providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Recommendation:

The City Commission adopt the proposed ordinance.

M. ORDINANCES: FIRST READING - AFTERNOON (Roll Call Required)

2022-566 Petition LD22-000089 City of Gainesville, (Applicant) Requests to Amend the City of Gainesville Outdoor Lighting to Include FDOT Lighting Standards (B)

799

Ordinance No. 2022-566 An ordinance of the City of Gainesville, Florida, amending Section 30-2.1 and Section 30-6.12 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to lighting standards; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation:

The City Commission adopt the proposed ordinance.

The City Plan Board recommends approval of this amendment to the Land Development Code. Staff recommends to the City Plan Board approval of this petition.

N. COMMISSION COMMENT

4:30 - 5:30 PM Dinner Break

O. CALL TO ORDER - 5:30 PM

P. PLEDGE OF ALLEGIANCE

Q. PROCLAMATIONS & SPECIAL RECOGNITIONS

R. EARLY PUBLIC COMMENT ON AGENDA ITEMS

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S. RESOLUTIONS - ROLL CALL REQUIRED

(Required by state law to be heard at 5:00 pm or later)

T. BUSINESS DISCUSSION ITEMS

2022-811 Sine Die for Commissioner Arreola, Commissioner Hayes-Santos, Commissioner Ward and Mayor Poe (NB)

839

Recommendation:

The City Commission would like to recognize the outgoing mayor and commissioners.

U. PUBLIC HEARINGS (Including Planning Petitions)

V. ORDINANCES : ADOPTION READING - EVENING (Roll Call Required)

W. ORDINANCES: SECOND READING - EVENING (Roll Call Required)

X. ORDINANCES: FIRST READING - EVENING (Roll Call Required)

Y. COMMISSION COMMENT

Z. ADJOURNMENT - 10:00 PM OR EARLIER

If later than 10:00pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting.



City of Gainesville Agenda Report

File #: 2022-744

Agenda Date: December 15, 2022

Department: Parks, Recreation & Cultural Affairs

Title: 2022-744 Acquisition of Conservation Lands Adjacent to Loblolly Woods Nature Park (B)

Description: Preserving and conserving land helps provide a more sustainable community and future. Acquisition of the subject parcel will buffer the Loblolly Woods nature trail from adjacent development which provides a safer and more enjoyable experience for our neighbors.

Explanation:

This item is a request for the City Commission to approve the purchase of approximately 2.04 acres of natural forested land zoned as single family residential development, Parcel ID #06471-001-008 located immediately adjacent to Loblolly Woods Nature Park for an appraised value of \$216,000.00. The acquisition will resolve an inholding and provide additional natural buffer for the existing popular Loblolly Woods nature trail. The parcel acquisition was reviewed and approved by the City's Nature Centers Commission citizen advisory board on September 8th, 2022.

Most of the property consists of upland hardwood forest and some mesic hammock in good condition. Acquisition of the parcel protects at least one rare plant identified during a recent site visit. Further surveys during other seasons would be warranted to determine if there are other rare species on site. The property has some invasive species present, but acquisition of the parcel provides the ability to control the invasive plants and resolve an adjacent invasive plant source for Loblolly Woods Nature Park.

The property provides numerous ecological benefits, including water quality protection, increasing contiguous greenspace and wildlife corridors, conserving heritage trees, and buffering an existing conservation area. Should this parcel be sold and developed, there is a high potential that adjacent heritage trees would be highly impacted, more flooding onto the trail system and adjacent homes could occur, and the conservation area would lose an ecologically desirable buffer. Given that the property is only two acres, management of the parcel could be easily combined with current management of Loblolly Woods Nature Park.

Strategic Connection:

Goal 2: More Sustainable Community

Goal 3: A Great Place to Live & Experience

Goal 5: Best in Class Neighbor Services

Fiscal Note:

Acquisition costs in the amount of \$216,000.00 are available from the Tree Mitigation Fund. Staff estimates management costs for the first two years at \$2,000.00 for boundary marking, invasive plant control, and trash removal. Estimated annual management costs thereafter would be minimal barring emergencies or special projects. These funds are available in the Nature Operations Division annual operating budget.

Recommendation:

The City Commission: 1) approve the Contract for Purchase and Sale of Real Property for Tax Parcel 06471-001-008 in the amount of \$216,000.00 plus closing costs, as negotiated by staff; and 2) authorize the City Manager or designee to execute the appropriate contract and closing documents, subject to approval by the City Attorney as to form and legality.

PROPERTY

**LOBLOLLY WOODS LAND
3334 NORTHWEST 5TH AVENUE
GAINESVILLE, FLORIDA 32607**

Emerson

Appraisal

Emerson Appraisal Company, Inc.
Appraisers • Consultants • Market Analysts

Don Emerson, Jr., MAI, SRA
CERT. GEN. RZ101

Charles Emerson
CERT. GEN. RZ236

William Emerson, MAI
CERT. GEN. RZ248

August 23, 2022

Ms. Kara Brecken
Land Rights Coordinator
Economic Opportunity and Special Projects Division
Department of Sustainable Development
CITY OF GAINESVILLE
405 Northwest 39th Avenue
Gainesville, FL 32609

RE: APPRAISAL OF LOBLOLLY WOODS LAND, 3334 NORTHWEST 5TH AVENUE, GAINESVILLE,
ALACHUA COUNTY, FLORIDA 32607.

Dear Ms. Brecken:

According to your request, I have completed an appraisal of the above property, which is more fully located and described in the body of this appraisal report. This appraisal analysis is made and communicated using the "Appraisal Report" option consistent with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I personally viewed the property and the property was appraised as a whole owned in fee simple interest. The Loblolly Woods Land consists of a 2.04± acre parcel of residential land located in Northwest Gainesville just east of Northwest 34th Street off of Northwest 5th Avenue. The lot is estimated to have a highest and best use for a single-family residential home site, as described in the report. The appraisal provides a current market value estimate for the property as of the most recent date of viewing on August 20, 2022. The analysis is made contingent upon the enclosed Special Appraisal Assumption relating to 1) survey/title search information, as well as, the General Assumptions and Limiting Conditions and Appraisal Certification.

As a result of my investigation (effective August 20, 2022) and data collected as deemed essential to support the estimate of market value reported herein, in my opinion, the property has an estimated market value as follows.

Estimated Market Value **\$216,000.00**
("As Is" Value, August 20, 2022)

Information relating to the subject property, the appraisal process and other report criteria is presented in the enclosed appraisal and related attachments.

If I can be of any further assistance or answer any questions, please feel free to call.

Sincerely,



William Emerson, MAI
State Certified General Real Estate Appraiser RZ248

WE/jp
Attachments

2022-094
Loblolly Woods Land

Property Summary and Appraisal Conclusions



Property:	Loblolly Woods Land 3334 NW 5th Avenue Gainesville, Florida 32607			
Apparent Owner:	Atlantic Design and Construction, LLC			
Tax Code No.:	06471-001-008			
Flood Data:	12001C0311D	Zone AE - Special flood hazard area with base flood elevation		
Current Use:	Vacant land			
Land Area:	2.040	Acres±	88,862	SF+/-
Building Area:	n/a	SF±		
Building Year Built:	n/a			
Zoning:	RSF-1	Single Family Residential		
Land Use Plan:	SFR	Single Family Residential (0-8 du/ac)		
Land Use Jurisdiction:	City of Gainesville			
<u>Highest And Best Use:</u>				
As Vacant:	Single family residential development			
As Improved:	Vacant land - not applicable			
<u>Appraisal Conclusions:</u>				
Property Interest Appraised			Fee Simple	
Direct land sales comparison approach			\$216,000	
Estimated Market Value (As Is condition)			\$216,000	
Date of Value :			8/20/2022	

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LETTER OF TRANSMITTAL

PROJECT SUMMARY AND APPRAISAL CONCLUSIONS

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ADDENDA

Sales Information
Tax Information
Deeds
Listing Information
Zoning Information
Appraiser Qualifications: William Emerson, MAI
Gainesville and Alachua County Area Analysis

APPRAISAL DATA AND SCOPE OF WORK

Problem Identification:

Subject Property:

Loblolly Woods Land, 3334 Northwest 5th Avenue, Gainesville, Alachua County, Florida 32607.

Existing Use of Real Estate as of Date of Value:

Vacant land/lot.

Use of Real Estate Reflected in the Appraisal:

Vacant land/lot, with an estimated highest and best use to be for single family residential use.

Relevant Characteristics:

This property consists of a 2.04± acre parcel of land located in Northwest Gainesville near the intersection of Northwest 34th Street and Northwest 5th Avenue. This location is within the Loblolly Woodlands Subdivision at 3334 Northwest 5th Avenue. This is a single-family residential zoned lot that would allow for single family residential use and other uses as described by the zoning description section of the report. The highest and best use for the lot is estimated to be for single family residential use for a single residential home site. The property is currently wooded vacant land.

The appraisal provides a market value for the property on an "as is" fee simple ownership basis as if the most recent date of viewing on August 20, 2022.

Date of Report: August 23, 2022

Effective Date of Appraisal
(Date of Value): August 20, 2022

Date(s) of Viewing: August 20, 2022

Client:

City of Gainesville, c/o Ms. Kara Brecken, Land Rights Coordinator.

Intended User(s):

City of Gainesville, c/o Ms. Kara Brecken, Land Rights Coordinator. There are no other intended users.

Intended Use of Report:

The intended use of the appraisal is to assist the client/intended users in making a business decision concerning the subject real estate. There are no other intended uses.

Property Interest Appraised:

Fee simple market value (real estate only and does not include any equipment or personal property items).

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Type and Definition of Value:

The "type" of value estimated in this report is market value. The definition of market value is as follows:

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used is from Federal Register "12", CFR Part 34 and is the typical definition of market value used for most appraisal assignments and for lending purposes.

Assignment Conditions:

This assignment is made subject to the enclosed General Assumptions and Limiting Conditions and Appraisal Certification. In addition, this assignment is made considering Special Appraisal Assumptions relating to hypothetical conditions and/or extraordinary assumptions as described in the report. No hypothetical assumptions are made for the appraisal analysis. An extraordinary assumption is made relating to 1) survey/title search information for the analysis. See the Special Appraisal Assumptions section of this report. The appraisal considers supplemental standards applicable to the intended user. No jurisdictional exceptions are applicable to this assignment.

Appraisal Solution:

The appraisal solution considers application of the Cost, Income and Sales Comparison Approaches in estimating the market value for the land. Because the subject property is essentially vacant land, the Direct Land Sales Comparison Approach is identified as the appropriate appraisal solution for the appraisal problem. This is a Sales Comparison Approach in estimating the current land value for the subject property.

Property Identification Scope:

Extent Property is Identified:

- Physical For the appraisal analysis, the subject property was physically viewed by William Emerson, MAI, on August 20, 2022. The physical aspects and configuration of the property are identified by a combination of public records data and information provided by the client/owner.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

- Legal The legal description for the property is taken from the Public Records of Alachua County, Florida.

- Economic The subject property consists of a vacant 2.04± acre parcel of residential land located in Northwest Gainesville off of the Northwest 34th Street corridor at Northwest 5th Avenue. This location is in proximity to other single family residential land uses and the Loblolly Woods Nature Park and the property would have good to average appeal for single family residential use. To the extent possible, current economic conditions are taken into consideration for the appraisal analysis. However, given the recent Coronavirus issues in the United States, what affect future economic conditions may have on property marketability and value conclusions is uncertain at the current time. Inherently, the enclosed appraisal could vary depending upon the duration and effects caused by the Coronavirus pandemic in the United States.

Extent Property Viewed:

William Emerson, MAI, performed an exterior viewing of the property on August 20, 2022. William Emerson or other appraisers with Emerson Appraisal Company have made a cursory exterior viewing of land sales included in the analysis.

Type of Appraisal Analysis Applied:

The appraisal solution for the subject property is identified as applying all three approaches to market value. The approaches considered for the analysis include the Cost, Income and Sales Comparison Approaches. Because the subject property consists of a vacant parcel of land, the Direct Land Sales Comparison Approach is identified as the appropriate appraisal solution for the appraisal problem. The Direct Land Sales Comparison Approach is used to estimate the market value of the real estate.

Type and Extent of Data Researched:

Type of Data:

Market data was collected sufficient to support the approaches to value used in the appraisal solution above. This includes physical data relating to the site through a viewing of the property and other available information sources. Research was conducted as to the applicable tax data, zoning and land use information, flood zone data, area demographics, current market trends and land sales as appropriate for the approaches applied in the analysis. This includes sufficient information to support the Direct Land Sales Comparison Approach to value and the conclusions and opinions of the appraiser.

Time Frame:

To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the current market value for the property. Typically, this a subset of available sales and other data in the area of the subject property that is the most applicable and/or pertinent to the valuation or solution at hand.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Geographical Scope:

The subject property is a vacant residential lot or parcel of land located in Northwest Gainesville in an established single family residential neighborhood. The appropriate geographical scope of coverage includes the immediate subject neighborhood in Northwest Gainesville, as well as, competing commercial and residential districts in other areas of Central Gainesville. This geographical scope of coverage is consistent with the size and magnitude of the subject property.

Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed at a minimum from public record sources. In many cases, land sales and/or market sales have been confirmed by public record sources, a principle to the transaction, sales agent or other verification in addition to public records information. All rental information is confirmed by an owner, leasing agent or other source believed to be reliable. Any income and expense data provided by the client and/or property owner is assumed to be accurate as provided and no attempt was made by the appraiser to "audit" or otherwise verify accuracy of information provided. To the extent possible, cursory exterior viewings were made for most comparable rentals and market sales by the appraiser or other associates at Emerson Appraisal and/or visually confirmed by photographs in MLS, Loopnet or aerial photographs from public data sources without a site viewing.

Report Format/Scope:

This communication is an "Appraisal Report" transmitted using the appraisal report criteria of USPAP. The report provides a summary of the data and analysis considered by the appraiser. This appraisal is transmitted using the "Appraisal Report" criteria of USPAP and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file for this assignment and is incorporated by reference. Further, the information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Scope of Work Acceptability:

The above scope of work and defined research and analysis, in the opinion of the appraiser, will develop credible assignment results given the character of the property, the intended use and other aspects of scope of work defined above. Also, the appraiser(s) have the appropriate knowledge and experience to complete the appraisal assignment competently, consistent with the competency provisions of USPAP.

AREA DATA

Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles southwest of Jacksonville, 100 miles northeast of Tampa/St. Petersburg and 143 miles southeast of Tallahassee, the state capitol. Gainesville is located in approximately the center of Alachua County and is the largest city and county seat and home to the University of Florida, Santa Fe College and Shands Regional Medical Center. Alachua County has a 2020 Census population of about 278,468 people and is the natural retail center for an eight county area in North Central Florida along the I-75 corridor. The 2025 estimate is 283,035 persons. The continuous support of the University of Florida, Shands Regional Medical Center, Santa Fe College and numerous other state funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville/Alachua County area with over 47 percent of the local employment in the governmental sector. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy. For a more detailed description of the Alachua County area, including demographics, see the "Alachua County Area Analysis Information" in the addenda of the appraisal report.

NEIGHBORHOOD DATA

The subject property is a 2.04± acre residential lot that is located in the northern portion of Loblolly Woodlands Subdivision in Northwest Gainesville, Florida. Loblolly Woodlands Subdivision was originally developed as a small four lot residential subdivision situated between the Hogtown Creek and Northwest 34th Street, along Northwest 5th Avenue, which dead ends into the subdivision. This location is inside the City Limits of Gainesville.

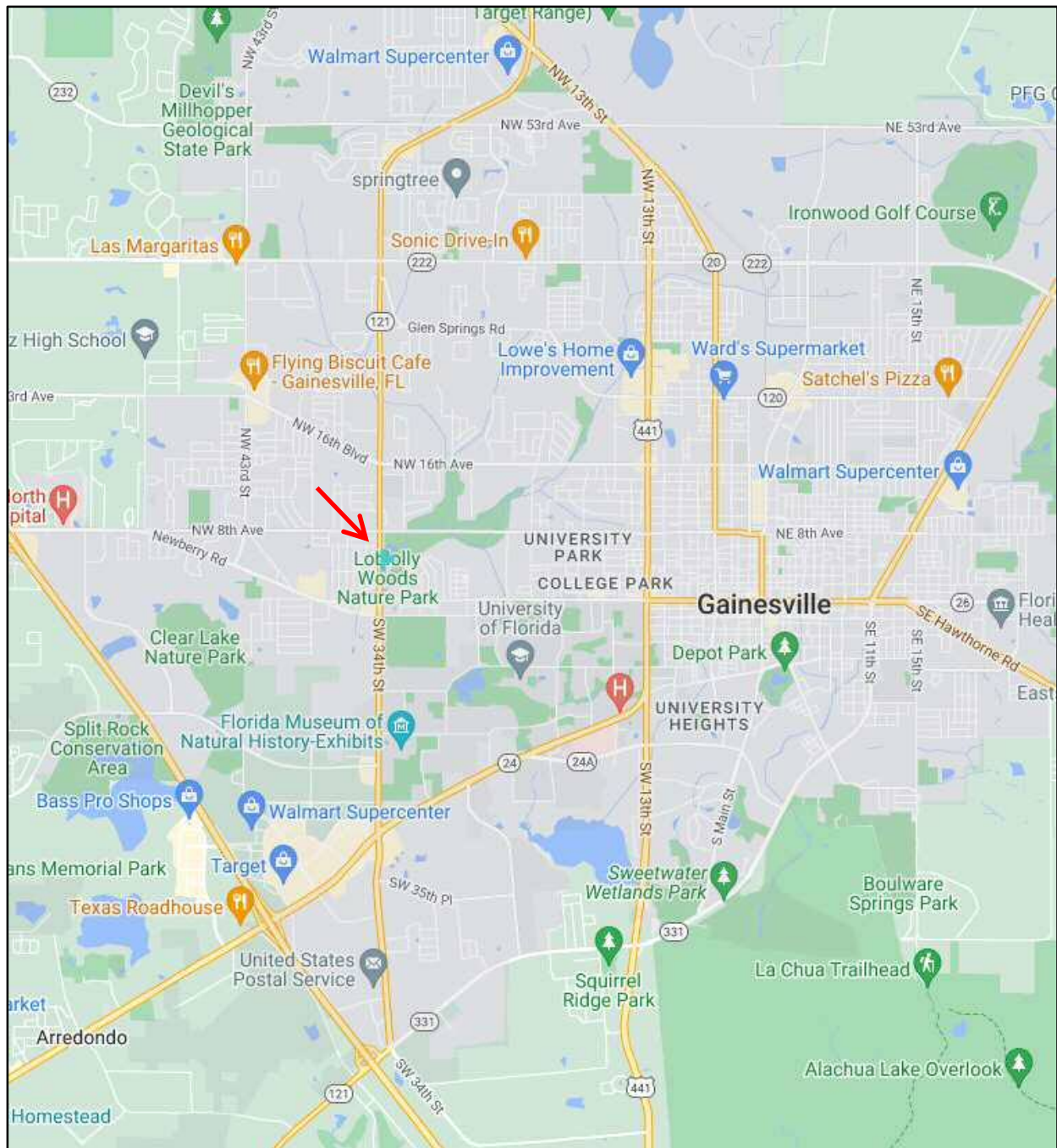
See attached "Neighborhood Map".

The subject neighborhood generally consists of the single family residential district bordered by West University Avenue on the south, Northwest 16th Avenue on the north and by Northwest 22nd Street to the east and Northwest 43rd Street on the west. This area of the City of Gainesville is an established residential district just Northwest of the University of Florida Campus with a wide range of single family subdivisions.

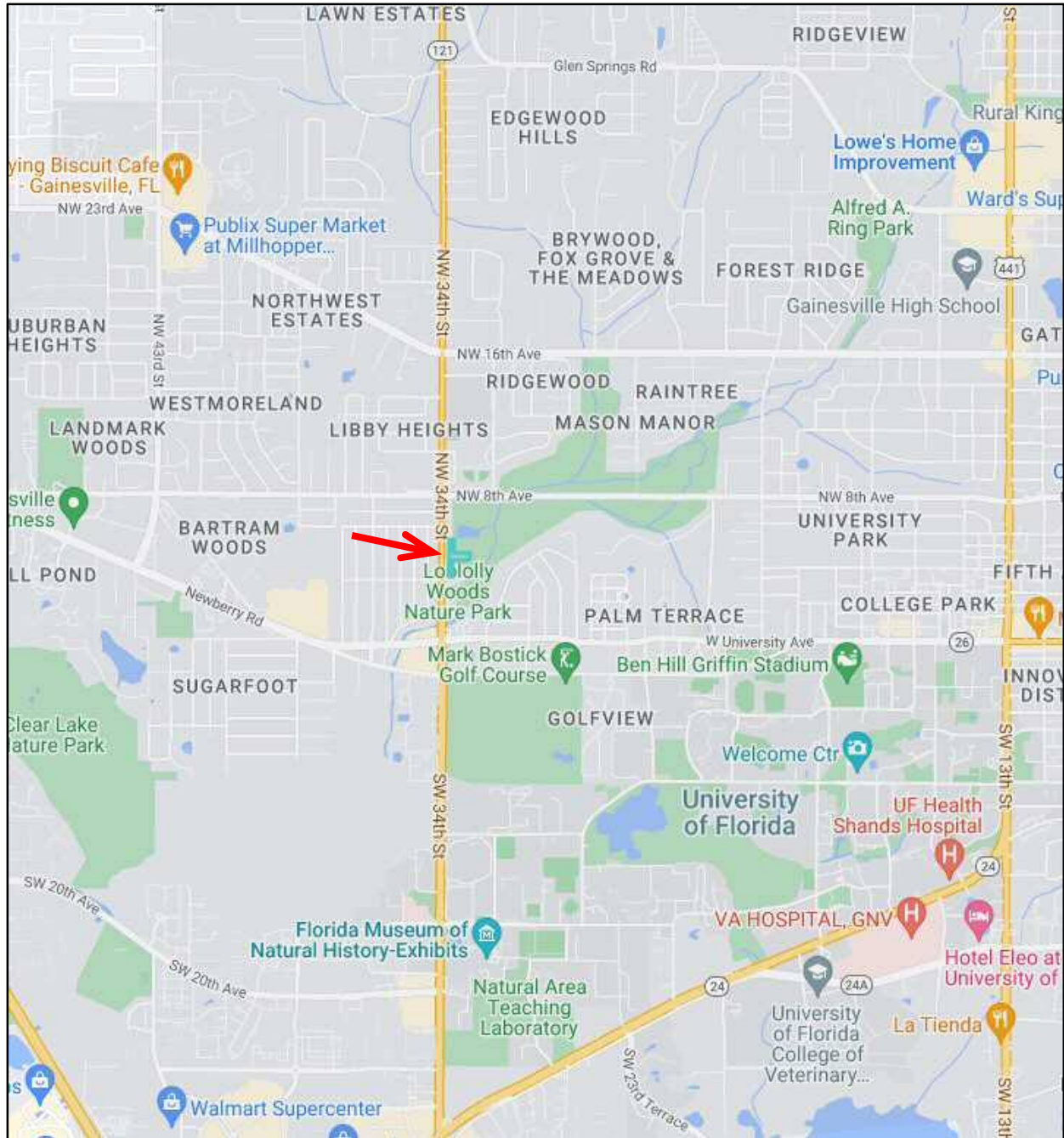
Within this area, major east/west access is provided by University Avenue (a four lane paved highway) which is a major thoroughfare for the City of Gainesville. Other east/ west access for the neighborhood is provided by Northwest 8th Avenue and Northwest 16th Avenue, both of which are four lane paved highways and by numerous other subdivision streets and secondary access roads. Major north/south access is provided by Northwest 22nd Street (two lane road), Northwest 34th Street (two lane road) and Northwest 43rd Street (four lane road). The neighborhood is also serviced by numerous feeder roads providing good access to local residential suburbs, shopping facilities, recreational areas, the downtown business district, the University of Florida and other governmental facilities.

The major land uses within the neighborhood include the commercial uses oriented around the intersection of Northwest 34th Street and West University Avenue, the commercial strip development along Newberry Road to Northwest 43rd Street and the professional office and retail uses around the intersection of Northwest 43rd Street and Northwest 16th Boulevard (Thornebrook area). Other major land uses in the neighborhood include the public land uses at the intersection of Northwest 34th Street and 8th Avenue, which include Littlewood Elementary School, Westside Recreational Park and Westwood Middle School. Most of the other land uses within the neighborhood are predominately single family residential with some multiple family apartment and condominium uses located between the more intense commercial uses along the major road frontage and the less intense single family uses throughout the majority of the neighborhood.

The subject property is located several blocks north of the intersection of University Avenue and Northwest 34th Street, which is the center of considerable commercial and retail activity. The University Avenue/34th Street intersection is a major neighborhood shopping district for West Gainesville and includes a Publix Shopping Center, several smaller retail strip outlets, service stations, fast food restaurants, health club and other highway oriented retail outlets.



Location Map



Neighborhood Map

NEIGHBORHOOD DATA (CONT'D)

Land uses to the north of this commercial frontage are predominately single family detached subdivisions that vary in age, size and home prices. This area of the City of Gainesville is an established single family neighborhood that has good appeal for residential use because it is heavily wooded with rolling topography and has good locational characteristics in proximity to the major activity centers within the City of Gainesville including the University of Florida, UF Health Shands and VA Hospital complex, downtown business district, Thornebrook activity center, the Oaks Mall and the Northwestern Gainesville area. There are numerous creeks that extend through the subject neighborhood including the Hogtown Creek which adjoins the Loblolly Subdivision property. The Hogtown Creek and flood basin extends along the eastern boundary of the subject site and, generally, the area east of Northwest 34th Street, south of Northwest 8th Avenue, west of Northwest 32nd Street and the Black Pines Subdivision and north of West University Avenue is lower elevation flood plain associated with the Hogtown Creek Basin. The subject Loblolly Woodlands Subdivision has access from Northwest 34th Street by Northwest 5th Avenue and borders upon the Hogtown Creek and the Hogtown Creek basin.

Public utilities including water, sewer and electricity are available in the neighborhood and are of adequate capacity to support continued development. In addition, cable tv and Telephone utilities are available in the area. No substantial adverse nuisances, hazards or other factors were noted for the subject neighborhood.

In summary, the subject neighborhood is one of the primary residential districts for the City of Gainesville. This area has seen substantial residential development over the past 30 years and has continually expanded with the economic growth of the City. These factors combined with the continued development of new suburban residential areas to the west and northwest add to the favorable prospects for continued growth in the area and contribute to the stability of property values within the neighborhood.

APPARENT OWNER AND RECENT SALES HISTORY

According to the Alachua County tax records, the subject land is owned as an individual tax code parcel by Atlantic Design and Construction, LLC, a Florida limited liability company, whose tax address is 1502 Northwest 6th Street, Gainesville, Florida 32601. Atlantic Design and Construction, LLC, appears to have acquired title to the property in a Warranty Deed, dated March 9, 2022 and recorded in Official Record Book 4988, Page 1513 of the public records of Alachua County, Florida. This transaction was between Mark Fenster, individually and as trustee of the Mark A. Fenster Revocable Trust, grantor, to Atlantic Design and Construction, LLC, grantee. Documentary stamps placed on the deed indicate consideration of \$202,000 for the property at that time.

In addition, there has been a recent transaction concerning the subject property, which is the Warranty Deed in which Mark Fenster, as trustee, acquired title to the lot on February 1, 2021. The Warranty Deed is between Gary C. Hankins and Kim Elizabeth Hankins, husband and wife, grantor, to Mark Fenster, as trustee, grantee. The deed is recorded in Official Record Book 4856, Page 2340 of the public records of Alachua County, Florida and had documentary stamps, indicating consideration of \$195,000 for the property at that time.

Currently, the lot is listed for sale in the Gainesville Multiple Listing Service with David Pais of Pais Realty. The property is currently listed for sale at \$234,400 and has been on the market for approximately 4 months. The property was originally listed for sale on April 19, 2022, with a list price of \$250,000. The listing price was reduced to \$234,400 on June 14, 2022. As described in the listing, Atlantic Design and Construction is a custom homebuilder and is the exclusive builder for the subject lot.

As of the date of appraisal, I am not aware of any other sales and/or listing agreements concerning the subject parcel real estate over the last three years. However, I have not been provided with a detailed title search or current detailed land survey, which may indicate other transactions and/or encumbrances for the property. The appraisal analysis has been completed contingent upon a Special Appraisal Assumption concerning 1) survey/title search information. See the Special Appraisal Assumption section of this report.

LEGAL DESCRIPTION

The legal description for the subject property is taken from the Public Records of Alachua County, Florida, and from the Alachua County Property Appraiser's records. The subject property is generally described as Alachua County Tax Code Parcel 06471-001-008 and by the following legal description.

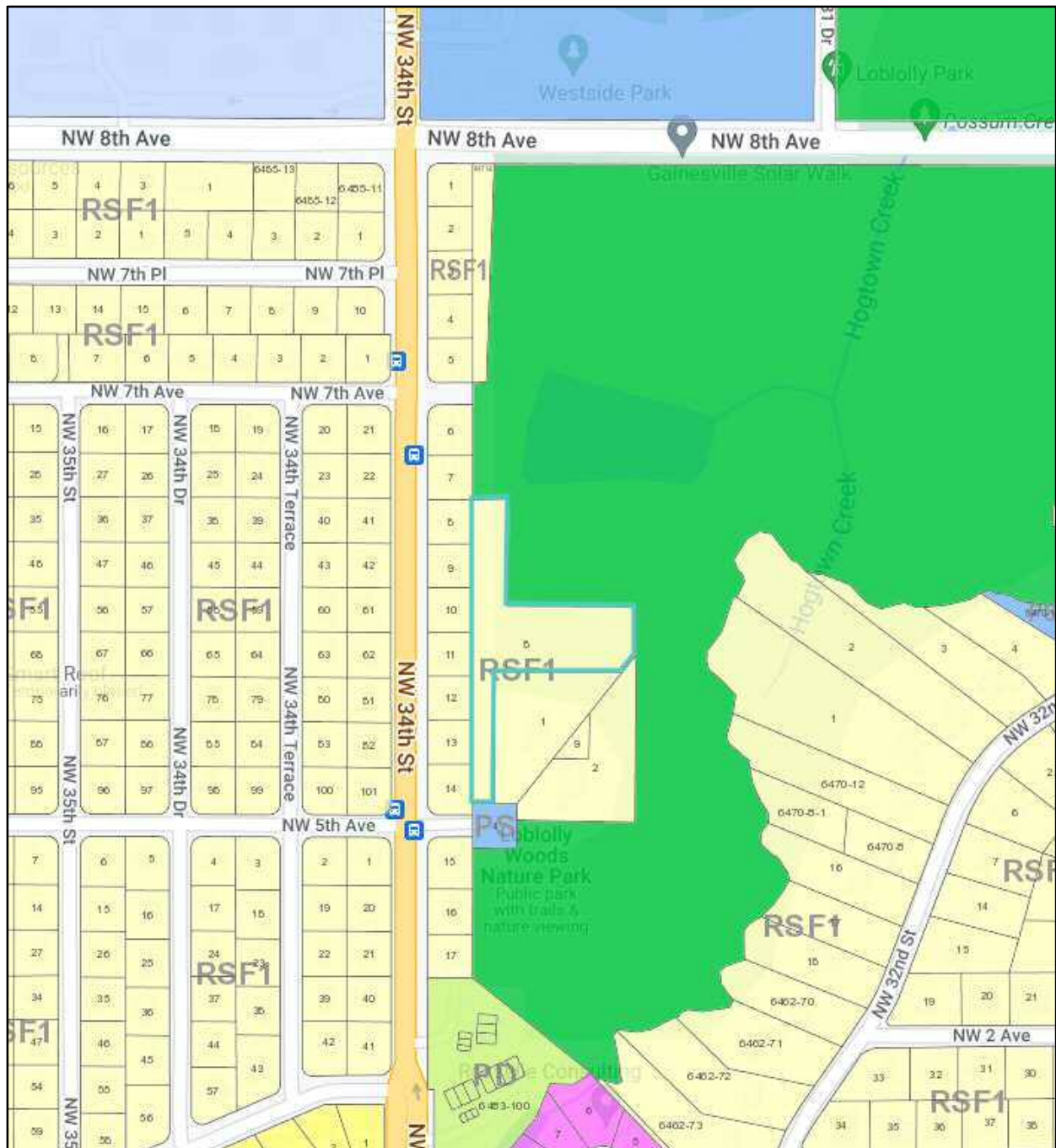
See the metes and bounds legal description on the Warranty Deed recorded in Official Record Book 4988, Page 1513 of the public records of Alachua County, Florida, a copy of which is included in the addenda of the appraisal report. This is the Warranty Deed in which Atlantic Design and Construction, LLC, acquired title to the property in March 2022.

See the "Tax Information" in the addenda of the appraisal report.

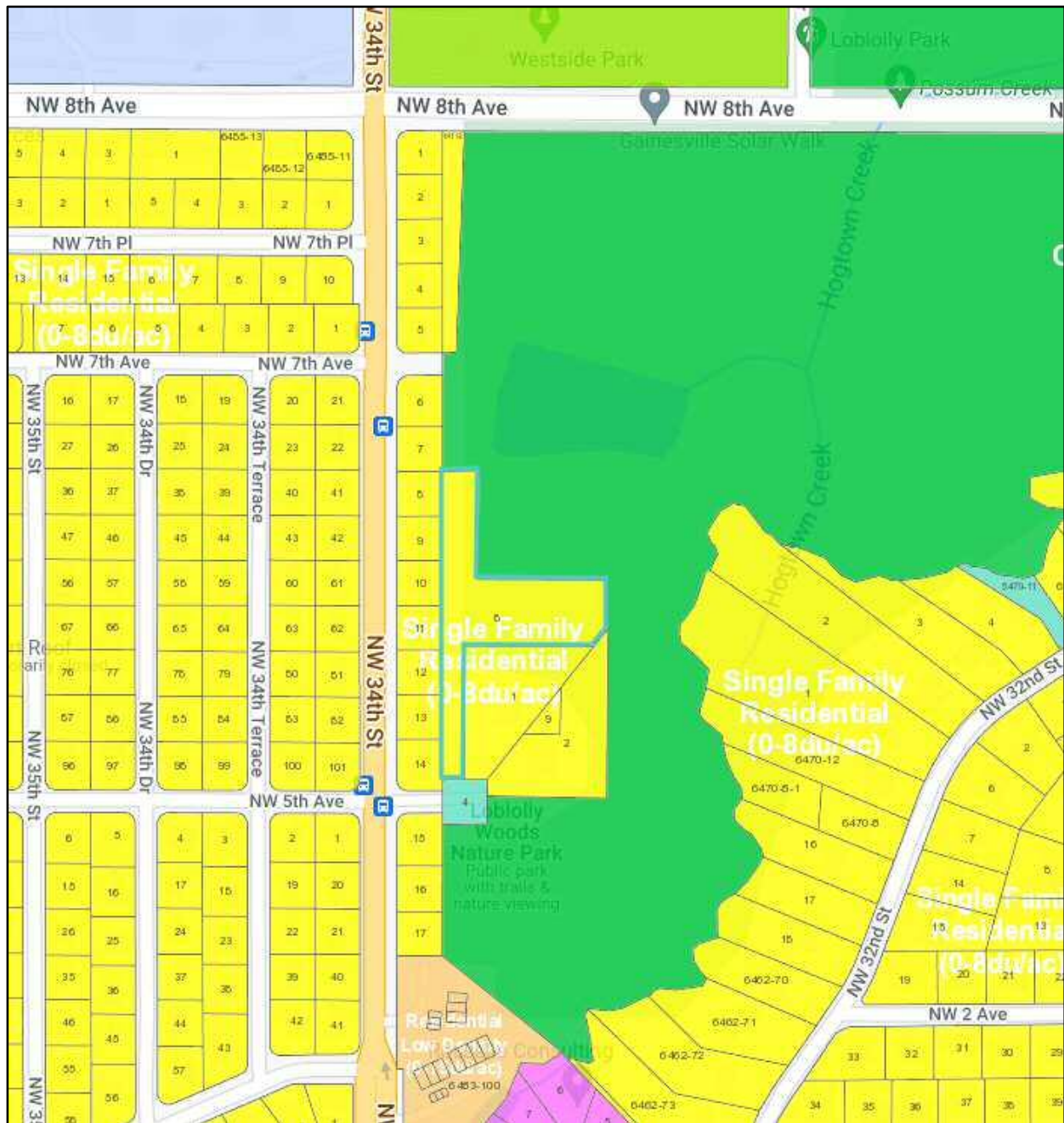
ZONING INFORMATION

Based on the City of Gainesville zoning maps, the subject property is currently zoned "RSF-1" (Single Family Residential) district and has a future land use designation of "Single Family Residential" (0-8 DU/AC). The "RSF-1" district is an established single family residential district that is typical to the subject neighborhood and the Gainesville urban area. Single family residential districts were established for the purpose of providing areas for low density single family residential development, with full urban services and locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. The "RSF-1" zoning district is the lowest density single family residential district and allows up to 3.5 dwelling units per acre. This is primarily a single family residential zoning, but does allow for an accessory dwelling unit, adult daycare home, community residential home (up to 6 residents), family childcare home and other uses, as described by the "Zoning Information" in the addenda of the appraisal report.

See the attached "Zoning Map", "Land Use Map" and "Zoning Information" contained in the addenda.



Zoning Map



Land Use Map

TAX DATA

Based upon the 2021 Alachua County Property Appraiser's Tax Records, the subject property is currently assessed as a single tax code parcel, owned by Atlantic Design and Construction, LLC. The current assessed value and taxes for the subject property are summarized as shown on the following "Assessed Value and Taxes Table" with detailed Alachua County Property Appraiser's information sheets included in the addenda of the report.

As shown on the attached table, the subject property has a current assessed value of \$20,200 with real estate taxes and fees of \$445 (rounded).

Loblolly Woods Land Assessed Value and Taxes

Tax Parcel	Assessed Value - 2021			Exemption/ Deferred	Taxable	Taxes	Fees	Total Taxes & Fees	
	Land	Improvements	Total						
Current Assessed Value and Taxes									
06471-001-008	\$20,200	\$0	\$20,200	\$0	\$20,200	\$444.68	\$0.00	\$444.68	
	Total	\$20,200	\$0	\$20,200	\$0	\$20,200	\$444.68	\$0.00	\$444.68

Total Tax - Due March 2022	\$444.68
Less: Discount for early payment 4% - November 2021	<u>\$17.79</u>
Total Tax - Due November 2021	\$426.89
Rounded	\$427

Owner: Atlantic Design and Construction, LLC
Section: 01-10-19

PROPERTY DESCRIPTION

The subject property is the Loblolly Woods Land, which is located at 3334 Northwest 5th Avenue, which is just east of Northwest 34th Street within the Loblolly Woodlands Subdivision. Northwest 34th Street is a two lane paved city street with concrete curb, gutters and sidewalks and a center turn lane. Northwest 5th Avenue is a two lane paved city street, which dead ends into the Loblolly Woodlands Subdivision. For the appraisal analysis, I have been provided with an older land survey prepared by J Brown Professional Group, Inc., of Gainesville, Florida, dated February 16, 2020. In addition, I was provided with a "Lot Split Sketch" prepared by M.K. Flowers, Inc., dated September 1990. Based on the most recent survey prepared by J Brown, the subject site is estimated contain about 2.04± acres or 88,862± square feet. This lot area is based upon available information and could vary depending upon the results of a current and detailed land survey. A current land survey for the subject property was not available for the appraisal analysis.

Based upon the available "Land Survey", the subject site is irregular in shape, with about 49.99 feet of frontage along the north side of Northwest 5th Avenue, which provides access to the subject site as well as two residential home sites and the Loblolly Woods Nature Park south entrance. The subject site has a "T" shape with access provided by a strip of land about 50 feet wide, northward 300 feet to the main body of the site, which generally has dimensions of about 370 feet by 150 feet, with about 1.2 acres. The site continues further to the north for 242 feet with a width of 75 feet, as shown on the enclosed sketches.

Loblolly Woods Land – Gainesville, FL (32607)



NW 34th Street facing south



NW 34th Street facing north



NW 5th Avenue facing east



Frontage along NW 5th Avenue



Frontage along NW 5th Avenue



Loblolly Woods Nature Park

Photographs Page 1 of 2

Loblolly Woods Land – Gainesville, FL (32607)



Loblolly Woods Park building



Nature trail east of site facing north



Typical site view facing west



Typical site view facing west



View of adjacent house through woods from nature trail

Photographs Page 2 of 2

Loblolly Woods Land Property Summary

Property

Loblolly Woods Land
3334 NW 5th Avenue
Gainesville, Florida 32607

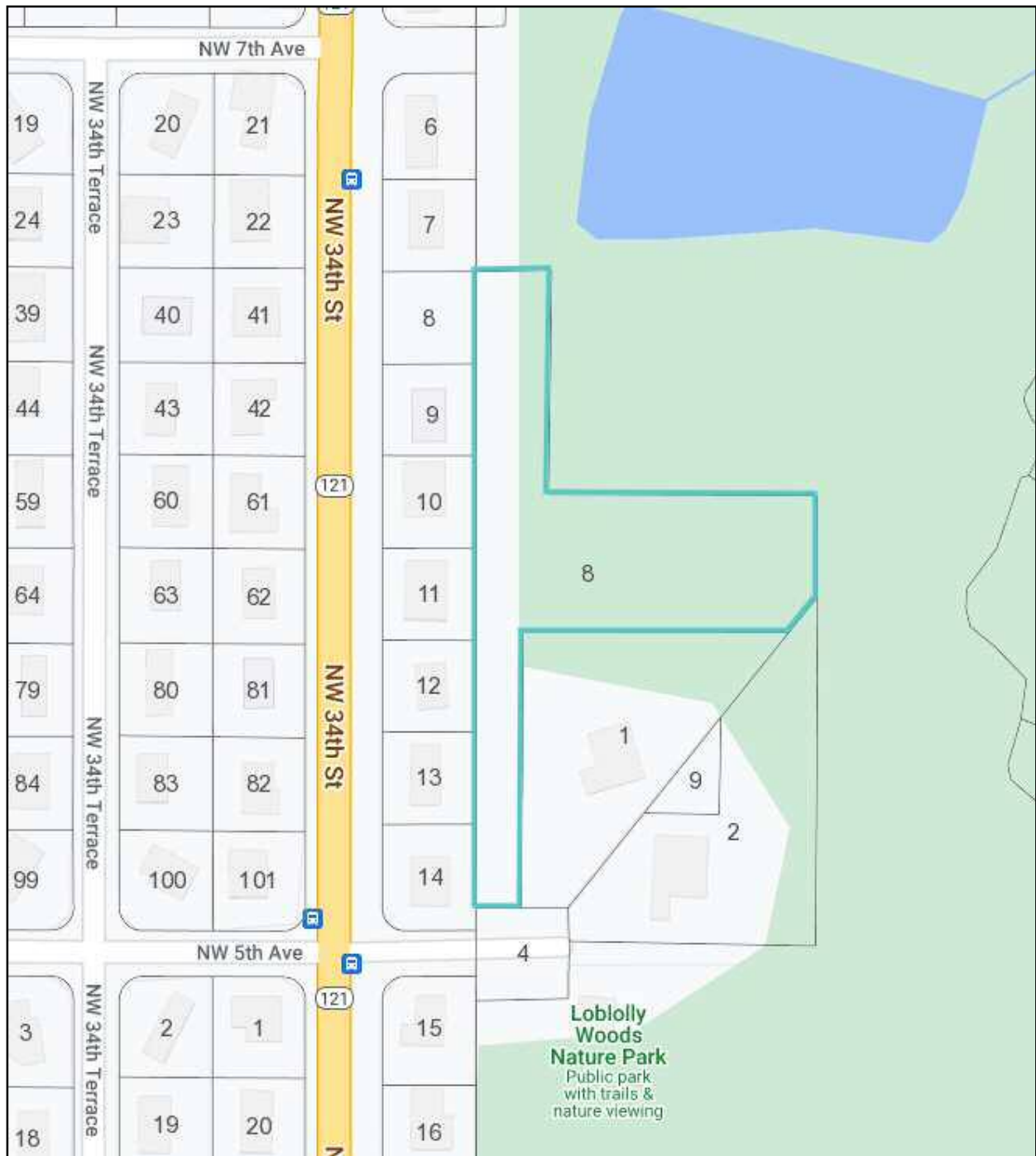
Tax Parcel: 06471-001-008

Site Characteristics

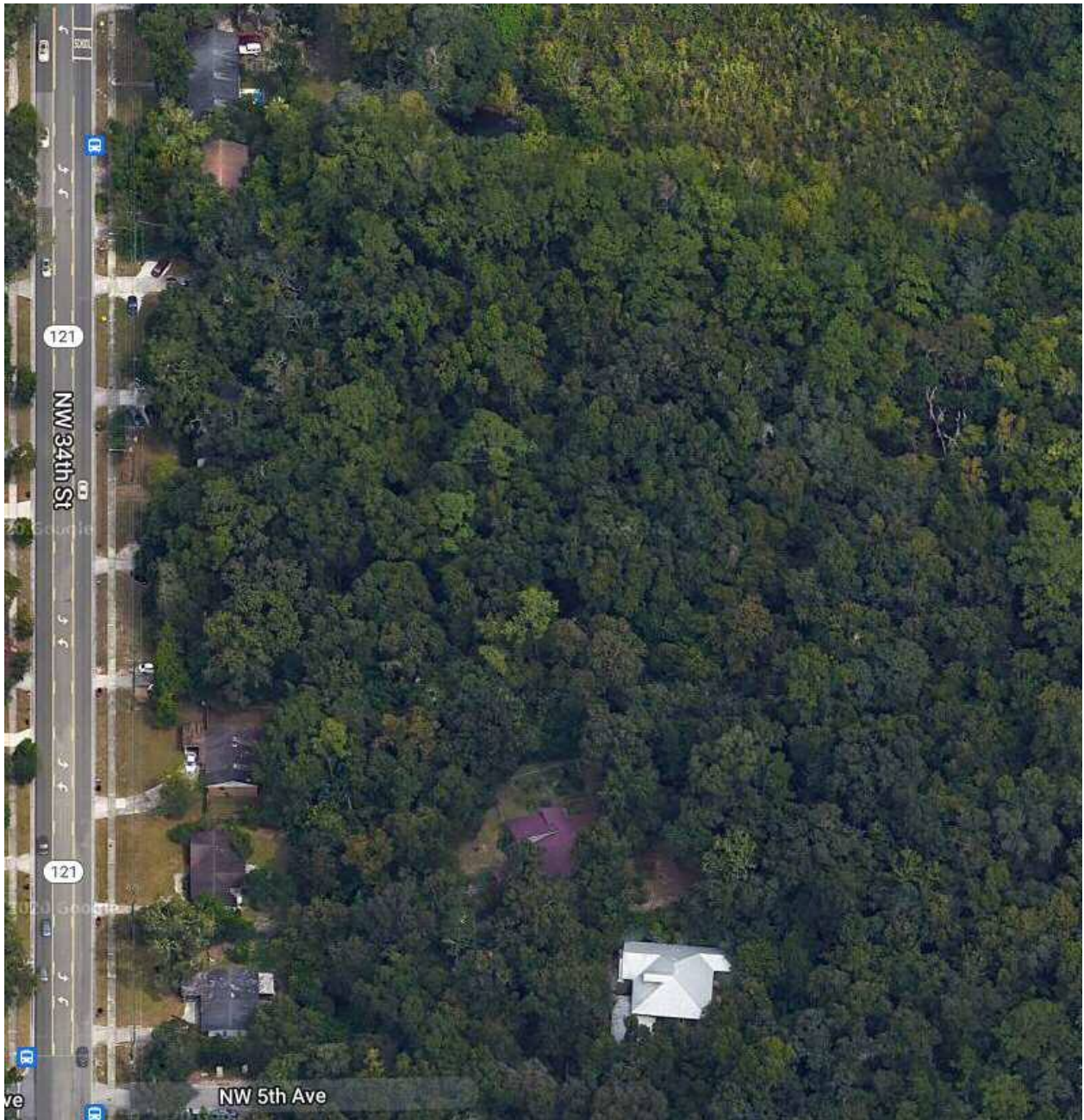
Total Site Area	(approximate)	88,862	SF ± or	2.04	Acres ±
Zoning:		RSF-1		Single Family Residential	
Land Use:		SFR		Single Family Residential (0-8 du/ac)	
Jurisdiction		City of Gainesville			
Flood Map:		12001C0311D			
Effective Date:		June 16,2006			
Zone:		Zone AE - Special flood hazard area with base flood elevation			
Occupancy - Current/As Is:		Vacant land			

Highest and Best Use

Single family residential development



Tax Parcel Map



Aerial Photograph 1

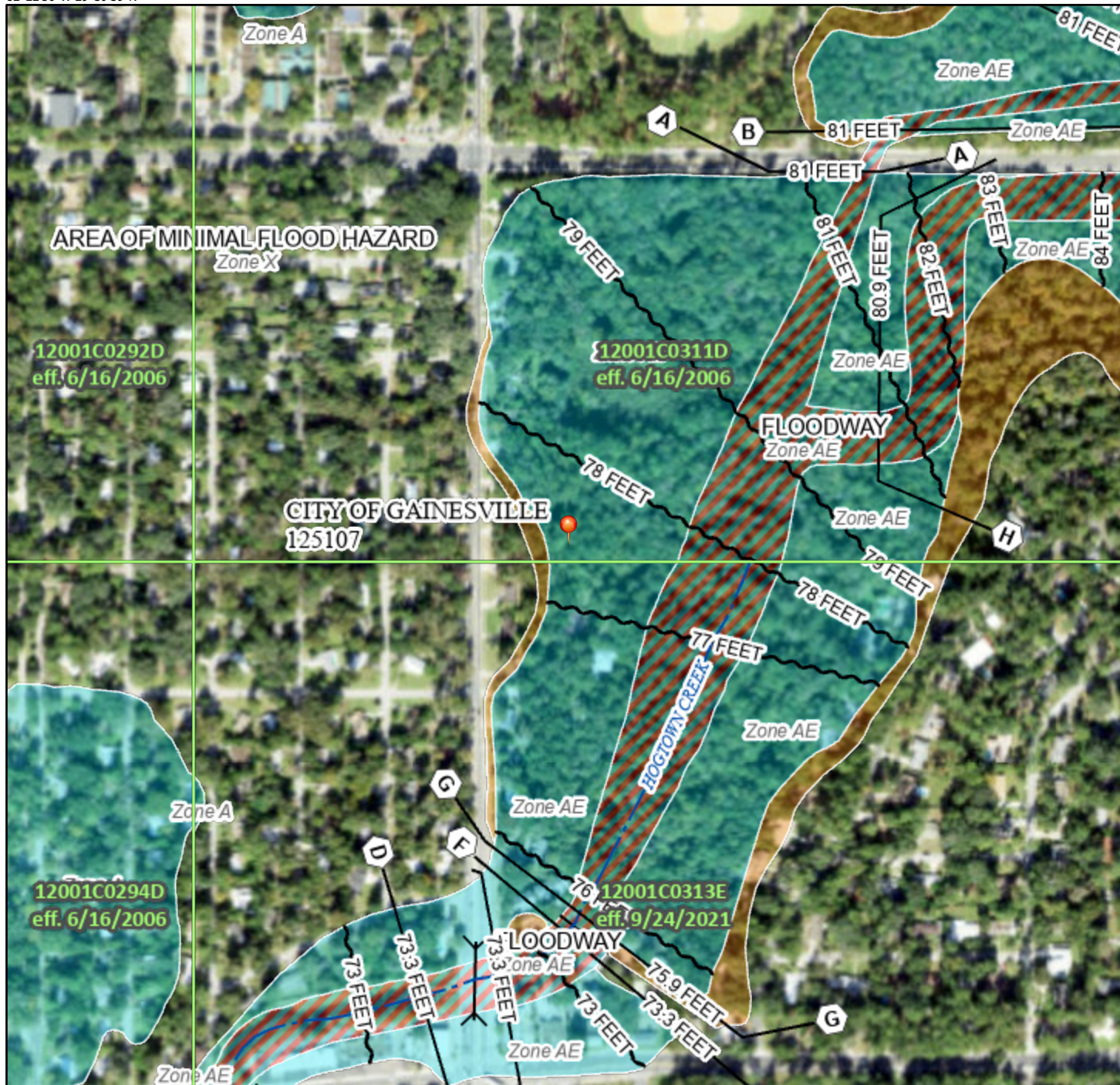


Aerial Photograph 2

National Flood Hazard Layer FIRMMette



82°22'36"W 29°39'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

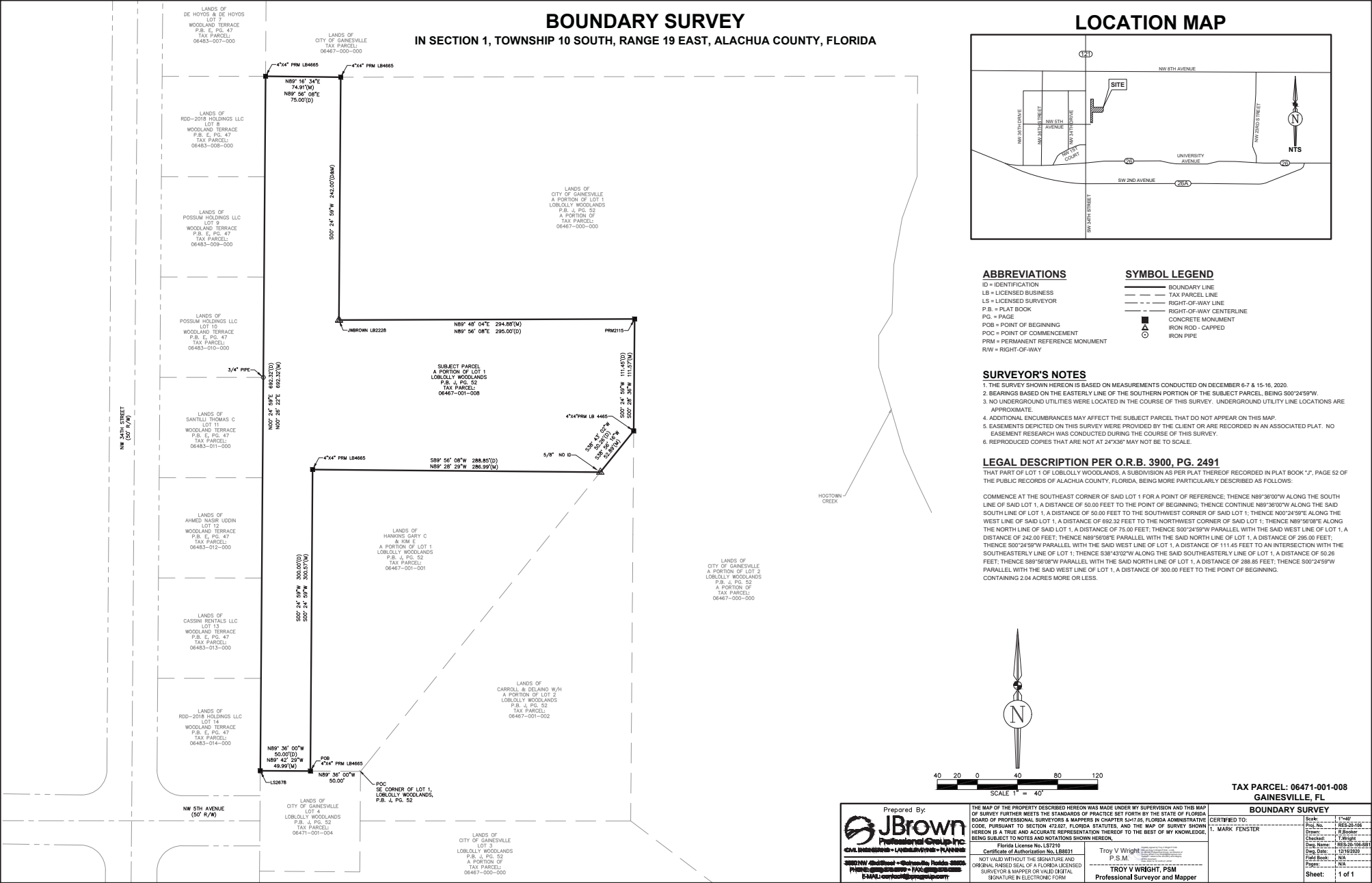


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/21/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Lot Split 171 LSP - 90CD

A BOUNDARY SURVEY IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

For: Gary C. and Kim E. Hankins

SURVEYOR'S NOTES

1. In the opinion of this surveyor, the perimeter lines as shown hereon represent the location of the boundary lines of the subject property in relation to the description furnished and those existing land corners found to be acceptable by this surveyor.
2. This office has not abstracted this parcel for any re-recorded claims of title, easements or restrictions. The presence or absence of any such claims is not certified hereon.
3. No above-ground or below-ground utilities or improvements were located except as shown hereon.
4. The bearings as shown hereon have been projected from the bearing of N 90°00'00" E along the south line of Lot No. 2 per the record plat of LOBLOLLY WOODLANDS.
5. Descriptions as shown hereon were prepared by this office, dated November 5, 1990.
6. According to the City of Gainesville Engineering Department, a 2" water line and a sanitary sewer line serve the subject property.

LEGEND

- * Indicates concrete monument found, as noted
- * Indicates concrete monument (LB 4665) placed
- * Indicates iron pipe found, as noted
- o Indicates rebar found, as noted
- o Indicates rebar (LB 4665) placed
- (---) Indicates record plot measurements

- Indicates chain link fence
- Indicates wire fence
- R/W Indicates right-of-way

FLOOD NOTE

According to the Flood Insurance Rate Map, Community Flood Number 125107 0004 B, dated Jan. 19, 1983, the subject parcel is located in Zone "A", i.e., a flood prone area.

SURVEYOR'S CERTIFICATION

I hereby certify to Gary C. and Kim E. Hankins by my signature below, that to the best of my knowledge, information and belief, this drawing represents a survey of the subject property as it existed on 11/05/1990. I, the said surveyor, was performed under my direction and supervision, and that said drawing and survey comply with the Department of Professional Regulation-Board of Land Surveyors "Minimum Technical Standards for Land Surveying" as defined in Chapter 2100-F of the Florida Administrative Code.

PROFESSIONAL LAND SURVEYOR _____ ROBERT W. WOOLLSWORTH

FLA. CERTIFICATE NO. 2115

DATE OF SIGNATURE _____

REPRODUCTIONS OF THIS SURVEY PLAT ARE NOT VALID UNLESS SIGNED AND ENDORSED WITH THE SURVEYOR'S SEAL

M.K. Flowers, Inc.

A Subsidiary of George F. Young & Associates, Inc.
SURVEYING • ENGINEERING • PLANNING • ENVIRONMENTAL • LANDSCAPE ARCHITECTURE • CONSTRUCTION • SURVEILLANCE • TESTING

200 S.W. 1st Street, Suite 200
Gainesville, FL 32601-1000

NO.	DATE	BY	REVISIONS
1	11/05/1990	W	Final - 171 LSP - 90CD

City, State, U.S.A.

GRAPHIC SCALE



RESIDENCE DETAIL
scale 1" = 20'

DESCRIPTIONS

Parcel "A"

That part of Lot 1 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "A" at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1 for the POINT OF BEGINNING; thence North 89°56'08" E along the south line of said Lot 1, a distance of 50.00 feet; thence North 02°24'59" E east parallel with the west line of said Lot 1, a distance of 300.00 feet; thence North 89°56'08" E east parallel with the north line of said Lot 1, a distance of 288.85 feet to an intersection with the southeasterly line of said Lot 1 (and southeasterly line of said Lot 1 from said Lot 2); thence South 38°43'02" E west along the said southeasterly line of Lot 1, a distance of 353.35 feet to the POINT OF BEGINNING.

Containing 1.168 acres, more or less.

SUBJECT TO A Public Utilities Easement along the southeasterly 10 feet of said Lot 1 per the plat of said LOBLOLLY WOODLANDS.

Parcel "B"

That part of Lot 1 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "A" at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1 for a point of reference; thence North 89°56'08" E west along the south line of said Lot 1, a distance of 50.00 feet to the POINT OF BEGINNING; thence North 89°56'08" E west along the said south line of Lot 1, a distance of 682.32 feet to the northwest corner of said Lot 1; thence North 02°24'59" E east parallel with the said west line of Lot 1, a distance of 75.00 feet; thence South 02°24'59" E west parallel with the said north line of Lot 1, a distance of 295.00 feet; thence South 02°24'59" E west parallel with the said west line of Lot 1, a distance of 111.45 feet to an intersection with the southeasterly line of said Lot 1; thence South 38°43'02" E west along the said southeasterly line of Lot 1, a distance of 435.61 feet to the POINT OF BEGINNING.

Containing 2.026 acres, more or less.

SUBJECT TO A Public Utilities Easement along the southeasterly 10 feet of said Lot 1 per the plat of said LOBLOLLY WOODLANDS.

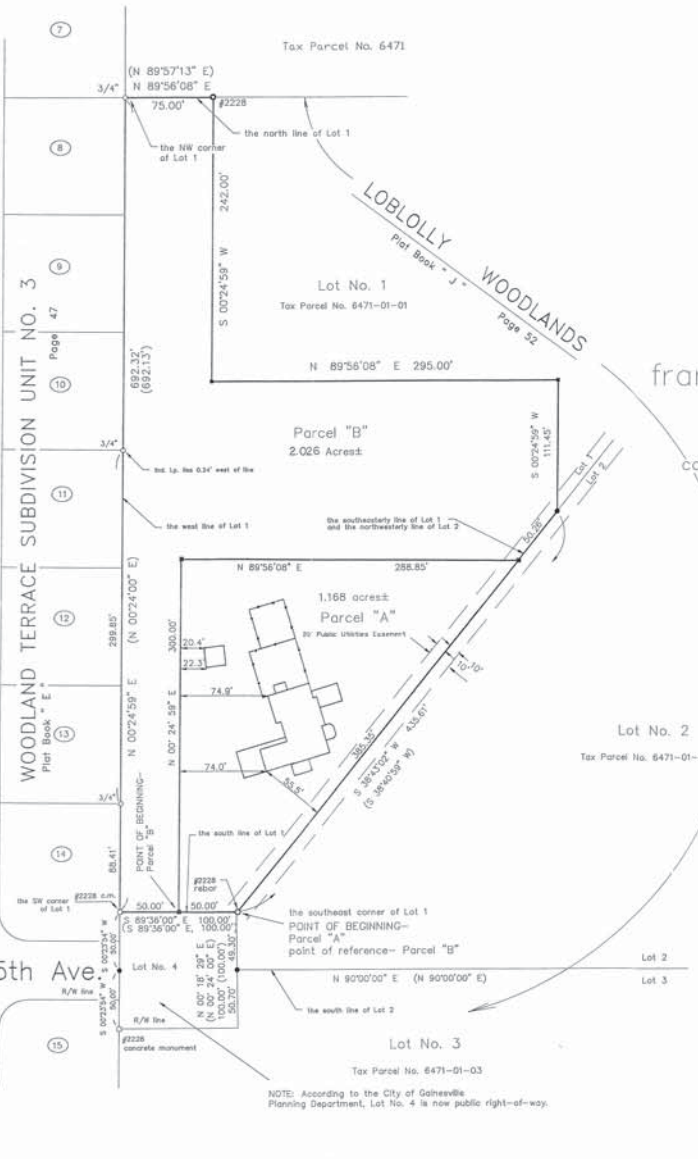
Parcels "A" and "B"

That part of Lot 1 of LOBLOLLY WOODLANDS, a subdivision as per plat thereof recorded in Plat Book "A" at page 52 of the public records of Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1 for the POINT OF BEGINNING; thence North 89°56'08" E west along the south line of said Lot 1, a distance of 100.00 feet to the southeast corner of said Lot 1; thence North 02°24'59" E east parallel with the west line of said Lot 1, a distance of 682.32 feet to the northwest corner of said Lot 1; thence North 02°24'59" E east parallel with the said west line of Lot 1, a distance of 75.00 feet; thence South 02°24'59" E west parallel with the said north line of Lot 1, a distance of 295.00 feet; thence South 02°24'59" E west parallel with the said west line of Lot 1, a distance of 111.45 feet to an intersection with the southeasterly line of said Lot 1; thence South 38°43'02" E west along the said southeasterly line of Lot 1, a distance of 435.61 feet to the POINT OF BEGINNING.

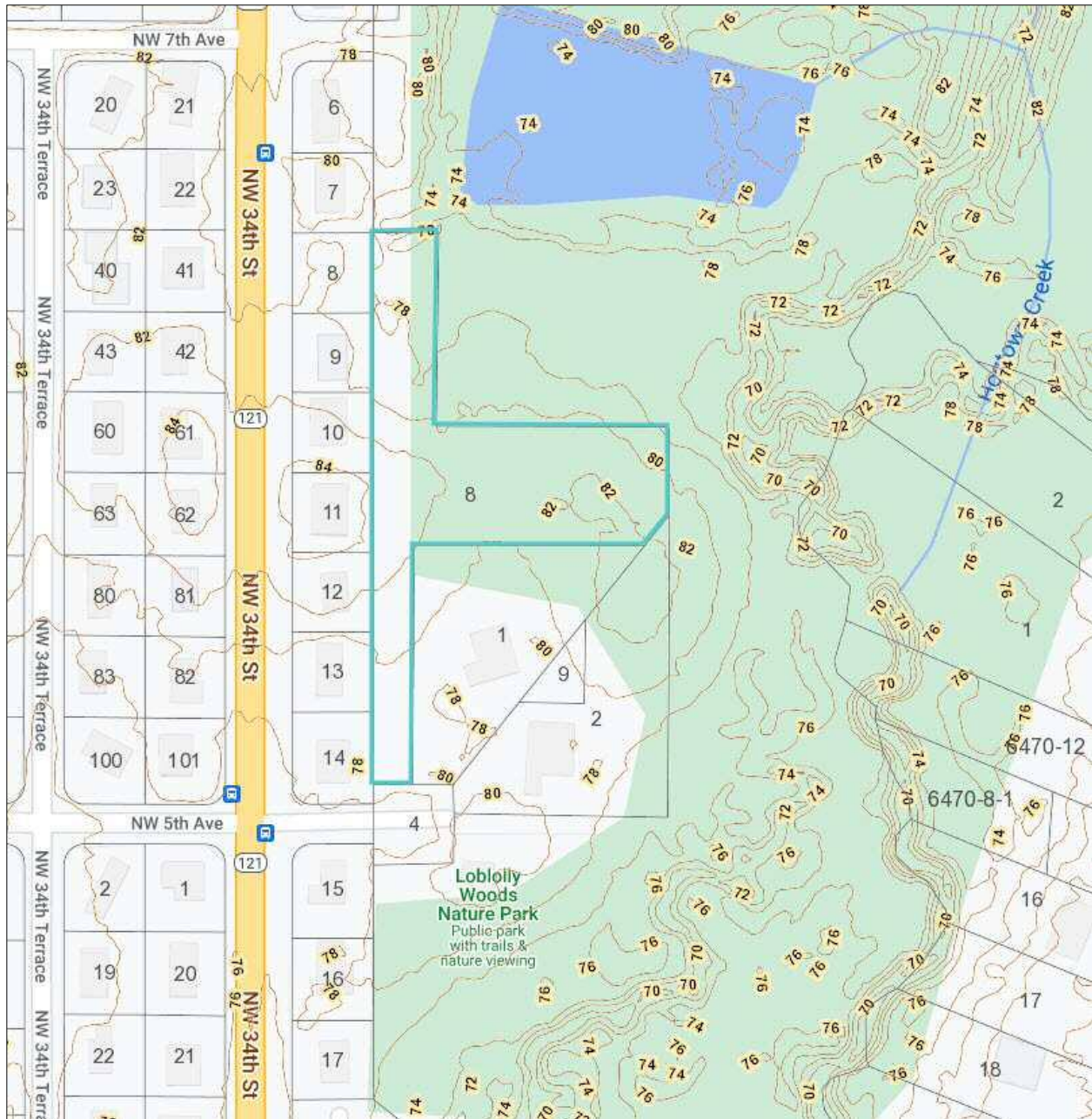
Containing 3.194 acres, more or less.

SUBJECT TO A Public Utilities Easement along the southeasterly 10 feet of said Lot 1 per the plat of said LOBLOLLY WOODLANDS.



NOTE: According to the City of Gainesville Planning Department, Lot No. 4 is now public right-of-way.

OWNER	PROJECT NAME	SEC. 1 TWP. 10 S. RANG. 19 E.	NORTH	SHEET	REVISIONS
Gary C. and Kim E. Hankins	HANKINS PROPERTY LOT SPLIT			1	



Topographical Map

PROPERTY DESCRIPTION (CONT'D)

The lot is mostly level in elevation, heavily wooded and appears to be adequately drained. A review of the National Flood Hazards Map (Map 12001C0311D, effective date June 16, 2006) indicates that almost all of the site is located within Zone "AE", a special flood hazard area, with base flood elevation. As shown on the attached "Topographical Map", the site is mostly level in elevation varying anywhere from 78 to 82 feet.

The subject property borders single family residential homes along Northwest 34th Street to the west and the Loblolly Woods Nature Park to the north and east and a single family residential home and Northwest 5th Avenue to the south. The Loblolly Woods Nature Park has a hiking trail which extends from the south entrance of the park just south of the subject property along Northwest 5th Avenue northward to 8th Avenue along the Hogtown Creek. The hiking trail is located between the subject site and Hogtown Creek to the east.

Based upon the lot sketch provided, it appears that there is a utility easement which borders the subject site along its east property line. Sanitary sewer, city water and city electric utilities are available along the Northwest 5th Avenue frontage.

The subject site appears to be typical of surrounding properties in terms of soil characteristics and no substantial environmental hazards are noted for the property. However, I have not been provided with the detailed environmental audit or assessment report, and there may be environmental hazards associated with the subject site that an audit would reveal. This appraisal is completed assuming that there are no substantial adverse environmental hazards on, in or near the subject site that would cause a significant loss in market value.

See attached "Property Summary Table", "Site Maps" and "Photographs".

HIGHEST AND BEST USE

Highest and best use has been defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value". The highest and best use of the land as vacant and property as improved must meet four criteria. The highest and best use must be: 1) physically possible (i.e., what uses of the site in question are physically possible); 2) legally permissible (i.e., what uses of the site are permissible by zoning and deed restrictions); 3) financially feasible (i.e., which possible and permissible uses will produce a positive net return); and, 4) maximally productive (i.e., of the uses, which meet the above three criteria, which use produces the highest net return or the highest worth).

It is recognized that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. In determining the highest and best use, the above four criteria must first be applied to the land as if vacant and available for development. Secondly and independently, consideration must be given to the site as improved.

HIGHEST AND BEST USE AS IF VACANT

The subject property is a 2.04± acre parcel of residential land that is located within the Loblolly Woodlands Subdivision just east of Northwest 34th Street and adjacent to the Loblolly Woods Nature Park. The lot is located in an older established residential neighborhood in Northwest Gainesville, typically with commercial uses oriented along the major road frontage within the area, with single family residential uses within the central area of the neighborhood.

HIGHEST AND BEST USE AS IF VACANT (CONT'D)

The subject site is zoned "RSF-1" (Single Family Residential) district by the City of Gainesville, which allows for single family residential use as well as other uses for the subject property, as described in the zoning information section of the report. This is primarily a single family residential zoning category and the subject property is located within an established single family residential neighborhood adjacent to Loblolly Nature Park. The Loblolly Woodlands Subdivision is a small subdivision that, at one time, extended further west and abutted the Black Acres Subdivision to the east. Over time, the City of Gainesville acquired most of the Loblolly Woodlands Subdivision and there currently are four lots, including the subject parcel land, two residential homesites improved with houses and the Loblolly Nature Park south entrance and building. The subject site would have good appeal for single family residential use given that it borders upon the nature park to the east, which will remain undeveloped woodlands as part of the city parks system. The property has public road access by Northwest 5th Avenue and the availability of public water, sewer and electric utilities, which would allow for a wide range of prospective uses. Given the subject property's single family residential zoning and physical site characteristics, the most probable use of the site is estimated to be for a single family residential homesite. In summary, the subject site as if vacant is estimated to be for a residential single family home site use.

HIGHEST AND BEST USE AS IMPROVED

The subject site is currently a vacant lot and the highest and best use as improved is not applicable for the appraisal analysis. Therefore, the highest and best use is estimated to be consistent with the highest and best use of the site as if vacant.

APPRAISAL PROCESS

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different sources when all are available. These three approaches are the Cost Approach, the Income Approach and the Sales Comparison Approach. Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each approach are reconciled to arrive at a final value estimate.

For vacant land similar to the subject property, the most applicable appraisal technique in estimating the market value is the Direct Land Sales Comparison Approach.

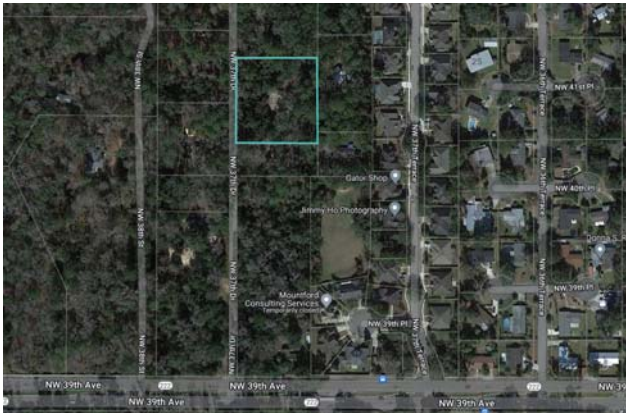
DIRECT LAND SALES COMPARISON APPROACH

The Direct Land Sales Comparison Approach has as its premise a comparison of the subject residential lot with recent sales of similar parcels of land within the subject neighborhood or in the Greater Gainesville urban area. The subject lot is somewhat of a unique property in that it is a relatively large single family residential homesite containing 2.04 acres that is located adjacent to a city park which is heavily wooded land along the Hogtown Creek Basin. The sale search for the appraisal analysis targeted recent land or lot sales within the immediate subject neighborhood and/or comparable single family residential neighborhoods in the Gainesville urban area. A search of the subject neighborhood and West Gainesville area produced three land sales to use for comparison purposes with the subject property.


As shown on the attached "Land Sales Table" and "Land Sales Map", the three land sales are described as Sale 1 (Ramos Lot), Sale 2 (Hopkins Lot) and Sale 3 (Mayo Lot). Sale 1 (Ramos Lot) is located in a similar residential neighborhood in Northwest Gainesville off of Northwest 39th Avenue; Sale 2 is the Hopkins Lot, which is located within the immediate subject neighborhood along Northwest 16th Boulevard; and Sale 3 (Mayo Lot) is located in a suburban residential area of West Gainesville. The sales are briefly described as follows, with sales information sheets included in the addenda of the report.

Land Sales Table

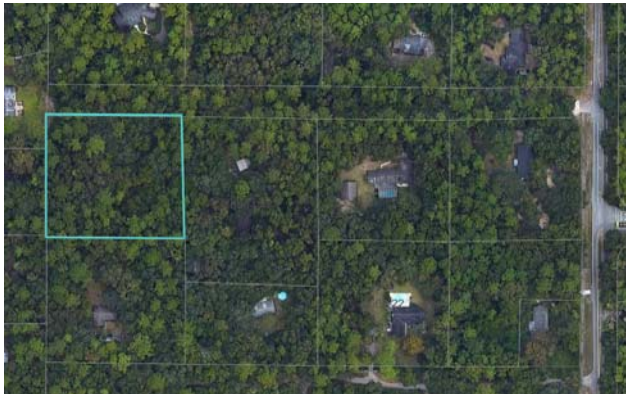
Sale No.	Date	Property/Address	Sale Price	Lot Size		Zoning	Time Adj.	Price Per SF±	Months On Market
							8/20/2022 3.00%		
1	Feb-21	Ramos Lot 4111 NW 37th Drive	\$159,000	56,192	1.29	RSF-1	\$166,155	\$2.96	1.4
2	Feb-19	Hopkins Lot 3701 NW 16th Blvd.	\$187,500	91,071	2.09	RSF-1	\$207,188	\$2.28	19.8
3	Jan-22	Mayo Lot 9415 SW 12th Ave.	\$210,000	98,010	2.25	RE-1	\$213,150	\$2.17	1.4
Sales Analysis :			Low	\$159,000	56,192	1.29	\$166,155	\$2.17	1.4
			High	\$210,000	98,010	2.25	\$213,150	\$2.96	19.8
			Average	\$185,500	81,758	1.88	\$195,498	\$2.47	7.5
Subject	Aug-22	Loblolly Woods Land 3334 NW 5th Avenue		88,862	2.04	RSF-1			



1. Ramos Lot

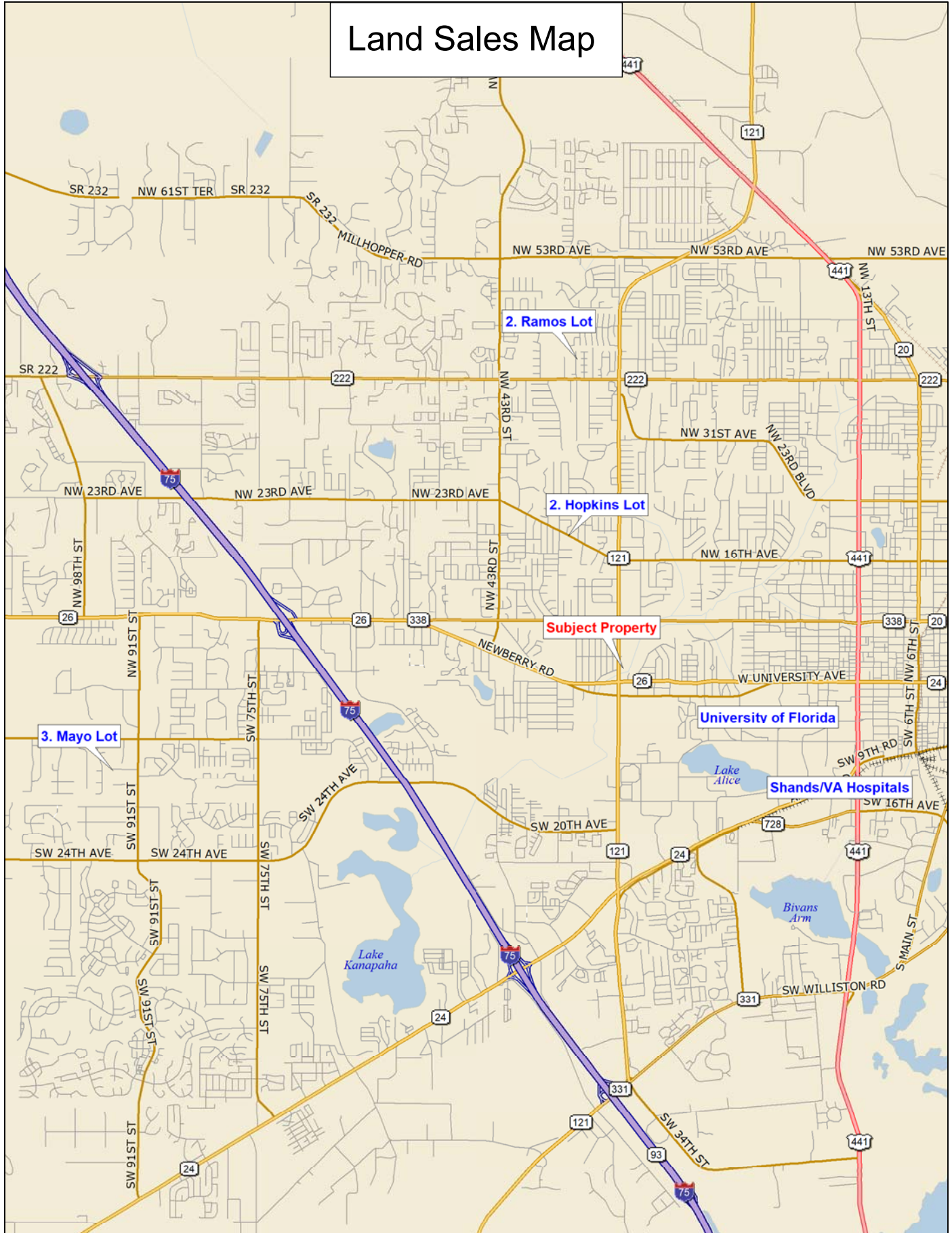


2. Hopkins Lot



3. Mayo Lot

Land Sales Map



Data use subject to license.

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DIRECT LAND SALES COMPARISON APPROACH (CONT'D)

Sale 1 is the Ramos Lot, which is a 1.29± acre residential lot located about two blocks north of Northwest 39th Avenue along Northwest 37th Drive. Northwest 37th Drive is a one lane private roadway, which provides access to several single family residential lots north of Northwest 39th Avenue. This lot sold in February 2021 for \$159,000 and is zoned "RSF-1" (Single Family Residential) district.

Sale 2 is the Hopkins Lot located at 3701 Northwest 16th Boulevard, which is within the subject neighborhood. This is a 2.09 acre residential lot that was zoned "RSF-1" (Single Family Residential) and sold in February 2019 for \$187,500. This property was later subdivided into three residential lots.

Sale 3 is the Mayo Lot, which is located in West Gainesville at 9415 Southwest 12th Avenue. This is a 2.25± acre lot zoned "RE-1" (Residential Estate), which sold in January 2022 for \$210,000. Northwest 12th Avenue is a private easement access road and the subject site makes use of private water well and septic tank utilities.

SALES ANALYSIS

The three comparable land sales represent some of the more recent sales of larger residential home sites in the subject neighborhood and other similar residential districts in Northwest and West Gainesville. The sales are all zoned for single family residential use with the buyers intending to build single family residential homes on each of the sites, except for Sale 2 (Hopkins Lot), which was further subdivided into three individual home sites. The three land sales sold over the time period of February 2019 through January 2022 and had an overall price level from a low of around \$159,000 up to \$210,000, with an average of \$185,500 per lot. The land sales were adjusted for time or market conditions at a rate of 3 percent per year to the valuation timeframe of August 2022. The sales indicated an overall price per square foot range from a low of \$2.17 up to \$2.96, with an average of \$2.47 per square foot. As expected, the smallest lot (Sale 1 Ramos Lot) indicated the highest price per square foot, with Sale 3 (Mayo Lot), which is the largest lot, indicating the lowest price per square foot. Generally, as lot size increases, the indicated price per square foot tends to be reduced as exhibited by the marketplace.

As shown on the attached "Land Sales Adjustment Grid", the comparable sales are adjusted for various physical characteristics including location; access and visibility; utilities; parcel size; site configuration; topography; zoning and any other necessary adjustments.

Sale 1 (Ramos Lot) is estimated to be slightly inferior for location in Northwest Gainesville further from the major activity centers of the city, including the University of Florida. A positive adjustment of 5 percent was applied for this factor. This property utilized city water, but had a private septic tank, which, in comparison to the subject property, has public utilities. An adjustment of 5 percent is applied for utilities. The Ramos Lot is a significantly smaller lot containing 1.29 acres in comparison the subject property, which contains 2.04 acres. An adjustment of minus 15 percent is applied due to the smaller size of this lot. This adjustment takes in consideration the tendency of smaller lots to sell for a higher price per square foot in the marketplace. This lot is rectangular in shape, which is estimated be superior to the irregular configuration of the subject property with a minus 5 percent adjustment applied for site configuration. Finally, this property is not located within a flood hazard area, which is estimated to be superior to the subject property with a minus 5 percent adjustment. This sale indicated a net adjustment of minus 15 percent or \$2.51 per square foot.

Sale 2 (Hopkins Lot) is located within the subject neighborhood fronting along Northwest 16th Boulevard between Northwest 34th Street and Northwest 43rd Street. This property is estimated to be similar for location, but directly fronts along Northwest 16th Boulevard with associated traffic noise. An adjustment of positive 12 percent is applied for the frontage along this major four lane road. This is a fairly similar lot, except it is generally rectangular in shape, which is estimated to be superior to the subject property with a minus 5 percent adjustment. Finally, this property was superior for not being located in a flood hazard area with a minus 5 percent adjustment. This sale indicated a net adjustment of 2 percent or \$2.32 per square foot.

SALES ANALYSIS (CONT'D)

Sale 3 (Mayo Lot) is located in West Gainesville in a suburban residential area near the Haile Plantation development. This location, although in an established residential neighborhood, is estimated to be significantly inferior for location in proximity to the major activity centers within the city including the University of Florida and UF Shands/VA hospital complex. An adjustment of 15 percent is applied for location. This site makes use of private water well and septic tank utilities, which is estimated to be inferior to the subject property with a positive 5 percent adjustment. This is a rectangular shaped lot, which is estimated to be superior to the subject property given its irregular configuration with a minus 5 percent adjustment applied for site configuration. Finally, this property had better elevation characteristics, not been in a flood zone, with a minus 5 percent adjustment applied. This sale indicated a net adjustment of 10 percent or \$2.39 per square foot.

As shown on the attached "Land Sales Comparison Grid", the three comparable sales indicated an adjusted price per square foot range from a low of \$2.32 up to \$2.51, with an average of \$2.41 per square foot. The subject property is estimated be in an overall land value range from a low of \$2.35 up to \$2.50 per square foot. Applying these amounts to the 88,862± square feet estimated for the subject site indicates a land value range from a low of \$209,000 up to \$222,000. The subject property is estimated to have a land value towards the middle of the range at \$216,000.

Estimated Land Value

\$216,000

Land Sales Comparison Analysis Grid								
Description	Loblolly Woods Land	Sale 1 Ramos Lot		Sale 2 Hopkins Lot		Sale 3 Mayo Lot		
		Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment	
Date of Value/Sale	Aug-22		Feb-21		Feb-19		Jan-22	
Sale Price ¹ :	n/a		\$159,000		\$187,500		\$210,000	
Parcel Size SF±	88,862		56,192		91,071		98,010	
Parcel Size Acres±	2.04		1.29		2.09		2.25	
Price Per/SF	n/a		\$2.83		\$2.06		\$2.14	
Transactional Adjustments:								
Market Conditions								
Adjusted Price/SF	3.0%/Yr.- See table		\$2.96		\$2.28		\$2.17	
Other Transactional Adj.	None		0.0		0.0		0.00	
Total Transactional Adj.			\$2.96		\$2.28		\$2.17	
Physical Considerations:								
Location:	NW Gainesville	Inferior	5.0%	Similar	0.0%	Inferior	15.0%	
Access & Visibility	NW 5th Ave.	Similar	0.0%	NW 16th Blvd.	12.0%	NW 12th Ave.	0.0%	
Utilities	City utilities	Water/Septic	5.0%	Similar	0.0%	Well/Septic	5.0%	
Parcel Size Acres	2.04	Smaller	-15.0%	Similar	0.0%	Similar	0.0%	
Site Configuration	Irregular	Rectangular	-5.0%	Rectangular	-5.0%	Rectangular	-5.0%	
Topography	Level	Similar	0.0%	Similar	0.0%	Similar	0.0%	
Zoning	RSF-1	Similar	0.0%	Similar	0.0%	Similar	0.0%	
Other	Flood Zone	Superior	-5.0%	Superior	-5.0%	Superior	-5.0%	
¹ Cash equivalent sale price								
Total Net Adjustment			-15.0%		2.0%		10.0%	
Adjusted Sales Price/SF±			\$2.51		\$2.32		\$2.39	
Subject Property Low end of range Parcel SF 88,862 Estimated Value Per/SF \$2.35 Indicated Land Value \$208,826 Rounded \$209,000 High end of range Parcel SF 88,862 Estimated Value Per/SF \$2.50 Indicated Land Value \$222,155 Rounded \$222,000		<div> <div></div> <div>Analysis Summary: Low \$2.32 High \$2.51 Average \$2.41</div> </div>						
		Indicated land value range \$209,000 to \$222,000 Estimated Land Value \$216,000 \$2.43 Per SF						

Emerson Appraisal Company, Inc.

VALUE CONCLUSION

The appraisal analysis applied the Direct Land Sales Comparison Approach in estimating the land value for the subject parcel of land at \$216,000.

The subject property, which is vacant land, is estimated to have an “as is” market value equal to the land value of \$216,000.

Estimated Market Value **\$216,000.00**
(“As Is” Condition, Fee Simple Interest, August 20, 2022)

See attached “Valuation Summary Table”.

Estimated Marketing/Exposure Time: 2 to 9 Months

Valuation Summary Loblolly Woods Land

Estimated Land Value Range	\$209,000	to	\$222,000
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Estimated Market Value	\$216,000
-------------------------------	------------------

Date of Value:	8/20/2022
----------------	-----------

Property Interest:	Fee Simple
--------------------	------------

Generally separated as follows:	%	
Land	100.0%	\$216,000
Improvements - None	0.0%	\$0
Furniture, Fixtures & Equipment	0.0%	\$0
Total	100.0%	\$216,000

Estimated Exposure/Marketing Time Frame, 2 - 9 months

SPECIAL APPRAISAL ASSUMPTIONS

This appraisal analysis and conclusions are contingent upon the following Assumptions and/or Conditions. The use of these hypothetical conditions and extraordinary assumptions may have affected the value conclusions and other assignment results.

Hypothetical Conditions

(That which is contrary to what exists but is supposed for purposes of analysis).

None.

Extraordinary Assumptions

(An assumption directly related to a specific assignment which, if found to be false, could alter the appraisers opinions or conclusions).

1) **Survey/Title Search Information**

At time of appraisal, a current land survey and/or title search information was not available. As such, actual lot size, status of any easements, encroachments and the final value conclusion could vary depending upon results of a current land survey and/or title search information. The enclosed value estimate was based upon available information at time of analysis.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been made with the following assumptions and limiting conditions:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in the report and letter of transmittal. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the economic period and purchasing power of the American dollar existing on the date of value.
2. The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the report and/or letter of transmittal accompanying this report. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. The appraiser is not obligated to predict future political, economic or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from County Public Records and/or the client and is considered reliable. Title is assumed to be good and marketable, unless otherwise stated, and free and clear of all liens, encumbrances, easements and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent property management, and available for its highest and best use.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
6. Unless otherwise stated, the subject property is appraised assuming it to be in full compliance with all applicable zoning and use regulations and restrictions, unless a non-conformity has been described in the appraisal report.
7. It is assumed that all required licenses, permits, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
8. No engineering surveys or studies have been made by the appraiser. All engineering studies or information provided by other sources is assumed to be correct. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless expressly noted in the report.
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
10. Maps, drawings and other illustrative material in this report are included only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

11. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
12. The physical condition of the improvements is based upon visual viewing. No liability is assumed for the soundness of the structure, if any, since no engineering tests were made of the building.
13. The distribution, if any, of the total valuation in this report between land, improvements, equipment or any business value or good will applies only under the stated program of utilization. The separate values allocated for land, buildings and other components must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated intended use.
15. The appraiser's duties, pursuant to his/her employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report.
16. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the previous written consent of the appraiser and/or of the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon with the appraiser.
18. The intended use of this appraisal report and the intended user(s) are described in the scope of work section of the appraisal. This appraisal may not be appropriate for other use(s) or user(s).
19. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property or in proximity that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity of the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Rev. 7/20

APPRAISAL CERTIFICATION

I certify that, to the best of my knowledge and belief:

Required USPAP Disclosures:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment, except as follows: None.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection (type of viewing described below) of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person(s) signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated, see below.)

Financial Institution Disclosures:

11. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraisers completing this analysis have complied with USPAP appraisal standards including the competency provision.

Appraisal Institute Disclosures:

13. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, William Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

Property: Loblolly Woods Land
3334 Northwest 5th Avenue
Gainesville, Florida 32607



William Emerson, MAI
State Certified General Real Estate Appraiser RZ248
Personally Viewed Property (8/20/22)

Rev. 7/20

**Status:** Sold**Interior Information****Legal Description:** MINOR S/D BK 3 PG 27 PARCEL A OR 1234/0121 & OR 1609/2742**Style:** Residential**Lot Size Acres:** 1.29**Lot Dimensions:****Lot Size SqFt:** 56,192**Total Acreage:** 1 to less than 2**Water Frontage:** Yes**Site and Tax Information****Tax ID:** [06074-002-000](#)**Homestead:****CDD:** No**Annual CDD Fee:****Other Exemptions:****Ownership:****Tax Year:** 2020**Taxes:** \$628.00**Alt Key/Folio #:****Add Parcel:****# of Parcels:****Additional Tax IDs:****Road Surface Type:** Dirt**Road Responsibility:****Farm Type:****Barn Features:****Horse Amenities:****# of Stalls:****# Paddocks/Pastures:****# of Wells:****# of Septics:****Community Information****Legal Subdivision Name:** No Subdivision**HOA / Comm Assn:** No**Public Remarks**

1.29 ACRES IN HEART OF GAINESVILLE. Ready to build your new home? This is it! Open Builder.

List/Sale Information**Status:** Sold**On Market Date:** 01/01/2021**Sold Date:** 02/12/2021**ADOM:** 42**List Price:** \$200,000**Sold Price:** \$200,000**Original Price:** \$200,000**CDOM:** 42**LP/SqFt:** \$3.56**SP/SqFt:** \$3.56**\$/SqFt:** \$3.56**Price Change****Date:** 02/24/2021**SP/LP Ratio:** 100.00**Realtor Information****List Agent:** [Jennifer L Bass](#)**List Agent ID:** 259505681**List Agent Direct:** 352-474-7939**List Agent E-mail:** trustedrealtygrp@gmail.com**Office ID:** 276634517**List Agent Cell:** 352-474-7939**Office:** [Trusted Realty Group, LLC](#)**Sale Contract Date:** 02/01/2021 **Days to Cont:** 31**List Agent Fax:****Exp Clsg Date:****Office Fax:****Selling Agent:** [Jennifer L Bass](#)**Office:** [Trusted Realty Group, LLC](#)**Office Phone:** 352-474-7939**Selling Agent 2:** L**Sell Office 2:****Sell Offc 2 Phone:****Terms:** Conventional**Spec List Type:** Exclusive Right To Sell**Driving Directions:** USE GPS. EASY TO FIND. DIRECTLY OFF 37TH DR OFF OF 39TH AVE. DO NOT TURN IN FIRST DRIVEWAY**Realtor Remarks:** Services Not Provided: Other. Residential. Single Family Lot.**Sold Remarks:**

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Accessibility Issues?

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Status: Sold

Interior Information

Legal Description: Lengthy

Style: Residential

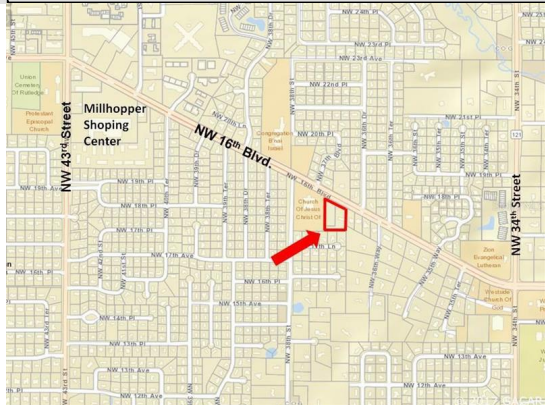
Lot Dimensions: 296 x 276 x 264 x 415

Total Acreage: 2 to less than 5

Water Frontage: Yes

Lot Size Acres: 2.00

Lot Size SqFt: 87,120



Site and Tax Information

Tax ID: 06408-001-000

Homestead:

CDD: No

Annual CDD Fee:

Other Exemptions:

Ownership:

Tax Year: 2016

Taxes: \$2,364.00

Alt Key/Folio #:

Add Parcel:

of Parcels:

Additional Tax IDs:

Road Surface Type:

Road Responsibility:

Farm Type:

Barn Features:

Horse Amenities:

of Stalls:

Paddocks/Pastures:

of Wells:

of Septics:

Community Information

Legal Subdivision Name: Not In Subdivision

HOA / Comm Assn: No

Public Remarks

2 Acres in the heart of NW Gainesville. 2 Separate lots of approximately 1 acre each. There is a house on one lot that needs remodeling or can be demolished. Open Builder.

List/Sale Information

Status: Sold

On Market Date: 06/30/2017

Sold Date: 02/13/2019

ADOM: 593

List Price: \$225,000

Sold Price: \$187,500

Original Price: \$225,000

CDOM: 593

LP/SqFt: \$2.58

SP/SqFt: \$2.15

\$/SqFt: \$2.15

Price Change

Date: 02/13/2019

SP/LP Ratio: 83.33

Realtor Information

List Agent: Don Daley

List Agent ID: 259502056

List Agent Direct: 352-278-0038

List Agent E-mail: dondaley@mmparrish.com

Office ID: 259500037

List Agent Cell: 352-278-0038

Office: Coldwell Banker M.M. Parrish Realtors

Sale Contract Date: 06/13/2018 Days to Cont: 369

Exp Clsg Date:

List Agent Fax:

Selling Agent: J.R. Neal

Office Fax:

Selling Agent 2:

Office: Miller Real Estate

Office Phone: 352-335-4999

Terms: Cash

Sell Office 2:

Sell Offc 2 Phone:

Spec List Type: Exclusive Right To Sell

Driving Directions: From NW 43rd St. Go east on NW 16th Blvd to Property on Right

Realtor Remarks: 2 Parcels: 06408-001-000 and 06408-001-001 DO NOT ENTER THE HOME. It is in disrepair and could be dangerous. Residential. Single Family Development. Single Family Lot.

Sold Remarks:

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Status: Sold

Interior Information

Legal Description: COM AT NE COR OF SEC S 1360.34 FT W 1002.5 FT TO POB S 307.67 FT W 317.5 FT N 307.67 FT E 317.5 FT TO POB OR 3601/ 0346

Style: Residential

Lot Size Acres: 2.25

Lot Dimensions: 318 x 307

Lot Size SqFt: 98,010

Total Acreage: 2 to less than 5

Zoning: RE-1

Water Name:

Waterfront Ft: 0

Water Frontage: No

Water Access: No

Water View: No

Water Extras: No

Site and Tax Information

Tax ID: [06664-014-000](#)

Homestead:

CDD: No

Annual CDD Fee:

Other Exemptions:

Ownership: Other

Tax Year: 2020

Taxes: \$914.99

Alt Key/Folio #:

Add Parcel: No

of Parcels:

Additional Tax IDs:

Flood Zone: X

Front Exposure:

Road Surface Type: Limerock

Road Responsibility:

Farm Type:

Barn Features:

Horse Amenities:

of Stalls:

Paddocks/Pastures:

of Wells:

of Septics:

Community Information

Legal Subdivision Name: N/A

HOA / Comm Assn: No

HOA Fee:

HOA Pmt Sched:

Mo Maint\$(add HOA):

Public Remarks

Country Living in an Urban Environment! Great Single Family Residential Lot ready for your dream home. 2.25 Acres Located near UF, Shands, North Florida Regional, Santa Fe College, Butler Shopping, and Interstate 75. NO HOA. Development is your choice with no restrictions other than the building rules of the Alachua County Building Department. Nearly a Square Lot last on the private road.

List/Sale Information

Status: Sold

On Market Date: 11/17/2021

Sold Date: 01/27/2022

ADOM: 42

List Price: \$220,000

Sold Price: \$210,000

Original Price: \$220,000

CDOM: 42

LP/SqFt: \$2.24

SP/SqFt: \$2.14

\$/SqFt: \$2.14

Price Change

Date: 11/17/2021

SP/LP Ratio: 95.46

Realtor Information

List Agent: [Stephen Silberman](#)

List Agent ID: 259503769

List Agent Direct: 352-275-6391

List Agent E-mail: [srs8@hotmail.com](#)

Office ID: 259504964

List Agent Cell: 352-275-6391

Office: [FLORIDA HOMES REALTY & MORTGAGE LLC](#)

List Agent Fax: 352-378-1655

Call Center #: 3522756391

Sale Contract Date: 12/29/2021 **Days to Cont:** 43

Exp Clsg Date: 01/31/2022

Selling Agent: [Bryan Croushore](#)

Office: [BOSSHARDT REALTY SERVICES LLC](#)

Terms: Conventional

Spec List Type: Exclusive Right To Sell

Special Sale Provision: None

Driving Directions: From SW 8th Avenue and SW 91st Street go S on SW 91st Street. Turn right on SW 12th Avenue. Last property see sign at the end of road. From SW 24th Avenue and SW 91st Street go N on SW 91st Street. Turn left on SW 12th Avenue. Last property see sign at the end of road.

Sold Remarks:

MLS#	Change	List Price/	Address	Beds	List Date	Zip Code	Current List Office
PType-County	Type Y Dt	Sold Price	City	SqFt	Tax ID		List Agt
GC500910	SLD, 01/27/2022	\$210,000	9415 SW 12TH AVE GAINESVILLE		11/16/2021 06664-014-000	32607	FLORIDA HOMES REALTY & MORTGAGE LLC Stephen Silberman
GC500910	PNC, 12/29/2021	\$220,000	9415 SW 12TH AVE GAINESVILLE		11/16/2021 06664-014-000	32607	FLORIDA HOMES REALTY & MORTGAGE LLC Stephen Silberman
GC500910	NEW, 11/17/2021	\$220,000	9415 SW 12TH AVE GAINESVILLE		11/16/2021 06664-014-000	32607	FLORIDA HOMES REALTY & MORTGAGE LLC Stephen Silberman

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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

[Sign Up for Property Watch](#)

Parcel Summary

Parcel ID 06471-001-008
Prop ID 502012
Location Address 3334 NW 5TH AVE
 GAINESVILLE, FL 32607
Neighborhood/Area (145301.08)
Subdivision LOBLOLLY WOODLANDS
Brief Legal Description* FT N 89 DEG 56 MIN 08 SEC E 75 FT S 00 DEG 24 MIN 59 SEC W 242 FT N 89 DEG 56 MIN 08 SEC E 295 FT S 00 DEG 24 MIN 59 SEC W 111.
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code VACANT (00000)
Sec/Twp/Rng 01-10-19
Tax District GAINESVILLE (District 3600)
Millage Rate 22.0137
Acreage 2.020
Homestead N

[View Map](#)

Owner Information

[ATLANTIC DESIGN AND CONSTRUCTION LLC](#)
 1502 NW 6TH ST
 GAINESVILLE, FL 32601

Valuation

	2021 Certified Values	2020 Certified Values
Improvement Value	\$0	\$0
Land Value	\$20,200	\$20,200
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$20,200	\$20,200
Assessed Value	\$20,200	\$20,200
Exempt Value	\$0	\$0
Taxable Value	\$20,200	\$20,200
Maximum Save Our Homes Portability	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

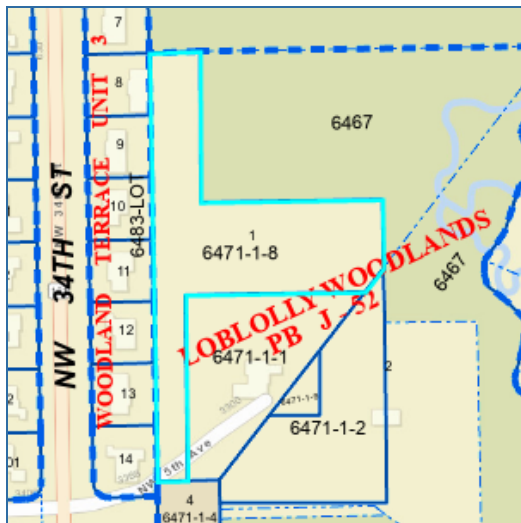
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	2.02	138956.4	0	0	RSF1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
3/9/2022	\$202,000	WD	4988	1513	01 - EXAMINATION OF DEED	Improved	FENSTER MARK	ATLANTIC DESIGN AND CONSTRUCTI	Link (Clerk)
2/1/2021	\$195,000	WD	4856	2340	01 - EXAMINATION OF DEED	Vacant	HANKINS GARY C, HANKINS KIM	FENSTER MARK	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Last Data Upload: 7/21/2022, 6:29:05 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.208

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
06471 001 008	3334 NW 5TH AVE	3600

ATLANTIC DESIGN AND
CONSTRUCTION LLC
1502 NW 6TH ST
GAINESVILLE, FL 32601

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	20,200	0	20,200	158.90
LIBRARY GENERAL	1.0856	20,200	0	20,200	21.93
SCHOOL CAP36 PROJECT	1.5000	20,200	0	20,200	30.30
SCHOOL DISCRNRY & CN	0.7480	20,200	0	20,200	15.11
SCHOOL GENERAL	3.5950	20,200	0	20,200	72.62
SCHOOL VOTED	1.0000	20,200	0	20,200	20.20
CHILDREN'S TRUST	0.5000	20,200	0	20,200	10.10
ST JOHNS RIVER WATER MGT DISTR	0.2189	20,200	0	20,200	4.42
CITY OF GAINESVILLE	5.5000	20,200	0	20,200	111.10
TOTAL MILLAGE					22.0137
AD VALOREM TAXES					\$444.68

LEGAL DESCRIPTION
LOBLOLLY WOODLANDS PB J-52 COM SE COR LOT 1 N 89 DEG 36 MIN W 50 FT POB N 89 DEG See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$444.68

IF PAID BY PLEASE PAY	Nov 30, 2021 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

502012

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
06471 001 008	3334 NW 5TH AVE

ATLANTIC DESIGN AND
CONSTRUCTION LLC
1502 NW 6TH ST
GAINESVILLE, FL 32601

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Doc Stamp-Deed: \$1,365.00

2700
13651 ✓
This instrument prepared by: *RW*
Charles I. Holden, Jr., Esquire
HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, Florida 32653

Tax Parcel No.: 6471-001-008
HCR File No.1290.6 (20-1173.rw)
\$195,000.00

THIS WARRANTY DEED, made and entered into this 19 day of February, A.D. 2021, by and between

GARY C. HANKINS AND KIM ELIZABETH HANKINS, husband and wife, whose address is, 3326 NW 5th Avenue, Gainesville, Florida, 32607,

hereinafter called Grantor*, to:

MARK FENSTER, as Trustee of the Mark A. Fenster Revocable Trust under trust agreement dated June 17, 2011 whose address is 815 NE 5th Street, Gainesville, FL 32601-5477,

hereinafter called Grantee*:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land situated, lying and being in the **County of Alachua, State of Florida**, to wit:

LEGAL DESCRIPTION PER O.R.B. 3900, PG. 2491 THAT PART OF LOT 1 OF LOBLOLLY WOODLANDS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 52 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE N89°36'00"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°36'00"W ALONG THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°24'59"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 692.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°56'08"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 75.00 FEET; THENCE S00°24'59"W PARALLEL WITH THE SAID WEST LINE

OF LOT 1, A DISTANCE OF 242.00 FEET; THENCE N89°56'08"E PARALLEL WITH THE SAID NORTH LINE OF LOT 1, A DISTANCE OF 295.00 FEET; THENCE S00°24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 111.45 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 1; THENCE S38°43'02"W ALONG THE SAID SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 50.26 FEET; THENCE S89°56'08"W PARALLEL WITH THE SAID NORTH LINE OF LOT 1, A DISTANCE OF 288.85 FEET; THENCE S00°24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.04 ACRES MORE OR LESS.

Subject to restrictions, reservations, and easements of record, if any, and taxes subsequent to 2020.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first-above written.

Signed, sealed and delivered
in our presence as witnesses:

Carol W. Overack
Witness **CAROL W. OVERACKER**

Printed name of witness signing above

Rita D. Worley
Witness **RITA D. WORLEY**

Printed name of witness signing above

Carol W. Overack
Witness **CAROL W. OVERACKER**

Printed name of witness signing above

Rita D. Worley
Witness **RITA D. WORLEY**

Printed name of witness signing above

Gary C. Hankins
Gary C. Hankins

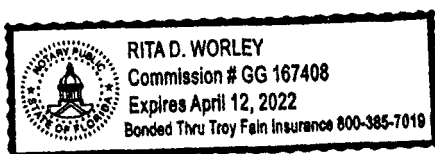
Kim Elizabeth Hankins
Kim Elizabeth Hankins

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Warranty Deed was acknowledged before me this 1st day of February, 2021, by **GARY C. HANKINS**, by means of ☐ physical presence or ☐ online notarization. Said person (check one): ☐ is personally known to me to be the person described herein, ☒ produced a driver's license as identification (issued by a state of the United States within the last five years) as identification, or ☐ produced other identification, to wit: _____.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of February, 2021.

[SEAL]



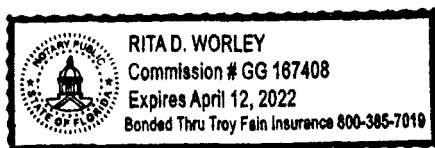
Rita D. Worley
Notary Public
RITA D. WORLEY
Printed name of Notary signing above

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Warranty Deed was acknowledged before me this 1st day of February, 2021, by **KIM ELIZABETH HANKINS**, by means of ☐ physical presence or ☐ online notarization. Said person (check one): ☐ is personally known to me to be the person described herein, ☒ produced a driver's license as identification (issued by a state of the United States within the last five years) as identification, or ☐ produced other identification, to wit: _____.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of February, 2021.

[SEAL]



Rita D. Worley
Notary Public
RITA D. WORLEY
Printed name of Notary signing above

Prepared by and return to:
Scruggs, Carmichael & Wershow, P.A.
Raymond M. Ivey, Esq.
2234 NW 40th Terrace, Suite B
Gainesville, Florida 32605
352-416-3481
(Statutory Form §689.02 F.S.)
RMI 22-0097 FENSTER

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3407193 3 PG(S)
March 22, 2022 04:30:22 PM
Book 4988 Page 1513
J.K. JESS IRBY, ESQ. Clerk of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$1,414.00



[Space Above This Line For Recording Data]

THIS WARRANTY DEED, made and entered into on this 9th day of March, 2022
between

**MARK FENSTER, Individually and as Trustee of the MARK A. FENSTER
REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JUNE 17, 2011**

whose address is **815 NE 5th Street, Gainesville, FL 32601**, grantor(s)*, and

ATLANTIC DESIGN AND CONSTRUCTON, LLC, a Florida Limited Liability Company

whose address is **1502 NW 6th Street, Gainesville, FL 32601**, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 3900, PAGE 2491 THAT PART OF LOT 1 OF LOBLOLLY WOODLANDS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 52 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE N89 DEGREES 36'00"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89 DEGREES 36'00"W ALONG THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00 DEGREES 24'59"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 692.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89 DEGREES 56'08"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 75.00 FEET; THENCE S00 DEGREES 24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 242.00 FEET; THENCE N89 DEGREES 56'08"E PARALLEL WITH THE SAID NORTH LINE OF LOT 1, A DISTANCE OF 295.00 FEET; THENCE S00 DEGREES 24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 111.45 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 1; THENCE S38 DEGREES 43'02"W ALONG THE SAID SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 50.26 FEET; THENCE S89 DEGREES 56'08"W PARALLEL WITH THE SAID NORTH LINE OF LOT 1, A DISTANCE OF 288.85 FEET; THENCE S00

DoubleTime®

DEGREES 24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

CUL-DE-SAC-EASEMENT

THAT PART OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 19 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF N.W. 5TH AVENUE WITH THE EASTERLY LINE OF WOODLAND TERRACE SUBDIVISION UNIT NO. 3 AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 47 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE FROM THE SAID POINT OF BEGINNING RUN NORTH 00 DEGREES 24 MIN. 00 SEC. EAST ALONG THE SAID EAST LINE OF SAID WOODLAND TERRACE, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89 DEGREES 36 MIN. 00 SEC. EAST PERPENDICULAR, TO THE SAID EAST LINE, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00 DEGREES 24 MIN. 00 SEC. WEST PARALLEL TO THE SAID EAST LINE, A DISTANCE OF 49.30 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE CENTERLINE OF N.W. 5TH AVENUE; THENCE CONTINUE SOUTH 00 DEGREES 24 MIN. 00 SEC. WEST PARALLEL TO THE SAID EAST LINE, A DISTANCE OF 50.70 FEET; THENCE RUN NORTH 89 DEGREES 36 MIN. 00 SEC. WEST PERPENDICULAR TO THE SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SAID EAST LINE; THENCE RUN NORTH 00 DEG. 24 MIN. 00 SEC. EAST ALONG THE SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE SAID INTERSECTION WITH THE CENTERLINE OF N.W. 5TH AVENUE AND THE SAID POINT OF BEGINNING.

SUBJECT TO covenants, conditions, and restrictions of record, if any;

SUBJECT TO taxes subsequent to December 31, 2021;

TAX PARCEL #06471-001-008.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.



TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

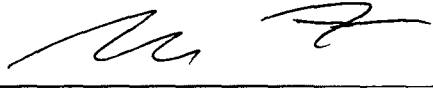
AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: Denise Lowry Hutson

 Witness Name: Angela Lee Bowen


 MARK FENSTER, Individually and as Trustee

State of Florida
 County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2022 by MARK FENSTER, Individually and as Trustee, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



DENISE LOWRY HUTSON
 Commission # GG 250418
 Expires December 12, 2022
 Bonded Thru Budget Notary Services


 Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____



County: Alachua
Subdiv: LOBLOLLY WOODLANDS
Style: Residential
On Market Date: 04/19/2022
Total Acreage: 2 to less than 5
Lot Features: Buildable, Cul-De-Sac, Flag Lot, Greenbelt, In City Limits
Flood Zone Code: AE

Status: Active
List Price: \$234,400
Special Sale: None
ADOM: 121 **CDOM:** 121
Pets:

For Lease: No

Amazing opportunity to build your dream home on this heavily wooded creek side +2 Acre lot adjacent to the Loblolly Environmental Center and Loblolly Woods preserve, in the heart of NW Gainesville. Only blocks to UF, shopping and parks this is a one of a kind location, private, surrounded by nature, yet only minutes to all NW amenities. Adjacent to conservation lands, there will never be another home built next door. No HOA or C&R; you're free to build what ever home you want with no dues. Excellent school zones, walk to Littlewood & Westwood MS. AT&T fiber optic available. Atlantic Design & Construction, exclusive builder, is a family owned company with deep Gainesville roots, building high end, custom homes since 1980. Awarded Builder of the Year, Atlantic has built homes are found in premier subdivisions including Mentone, Tioga, Haile, Richmond, and Ridgemont. Atlantic Design & Construction is an exemplary custom home builder, not associated with a franchise. Let Atlantic Design & Construction design & build your next home; offering an exceptional combination of quality, luxury, and comfort, while setting the standard of high end energy efficiency and building standards. Atlantic Design & Construction is Exclusive Builder for this remarkable lot: for more information at <https://www.atlanticd.com>

Land, Site, and Tax Information

Legal Desc: LOBLOLLY WOODLANDS PB J-52 COM SE COR LOT 1 N 89 DEG 36 MIN W 50 FT POB N 89 DEG 36 MIN W 50 FT N 00 DEG 24 MIN 59 SEC E 692.32 FT N 89 DEG 56 MIN 08 SEC E 75 FT S 00 DEG 24 MIN 59 SEC W 242 FT N 89 DEG 56 MIN 08 SEC E 295 FT S 00 DEG 24 MIN 59 SEC W 111.

Zoning: RSF1

Ownership: Fee Simple

Tax Year: 2021

Taxes: \$445

Homestead:

CDD:

Annual CDD Fee:

Other Exemptions:

AG Exemption YN:

Add Parcel: No

of Parcels:

Additional Tax IDs:

Lot Dimensions: irregular

Lot Size Acres: 2.02

Lot Size: 87,991 SqFt / 8,175 SqM

Water Frontage: No

Waterfront Ft: 0

Utilities: Cable Available, Electricity Available, Sewer Available, Water Available

Water: Public

Sewer: Public Sewer

Front Footage: 40

Community Information

HOA / Comm Assn: No

HOA Fee:

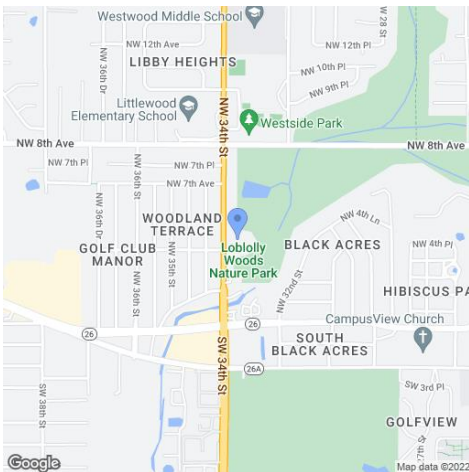
HOA Pmt Sched:

Mo Maint\$(add HOA):



Map & Directions

Driving Directions: NW 34th Street North from University Ave to right on NW 5th Ave, park on cul-de-sac Loblolly Nature Center



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DIVISION 3. - RESIDENTIAL

Sec. 30-4.16. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling unit	<u>30-5.35</u>	A	A	A	A	A
Adult day care home	<u>30-5.2</u>	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	<u>30-5.4</u>	S	P	P	P	P
Community residential home (up to 6 residents)	<u>30-5.6</u>	P	P	P	P	P
Community residential home (7 to 14 residents)	<u>30-5.6</u>	-	-	-	-	P
Community residential home (over 14 residents)	<u>30-5.6</u>	-	-	-	-	P
Day care center	<u>30-5.7</u>	-	P	P	P	P
Emergency shelter		-	-	-	-	P

Family child care home	<u>30-5.10</u>	P	P	P	P	P
Fowl or livestock (as an accessory use)	<u>30-5.38</u>	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Place of religious assembly	<u>30-5.22</u>	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School (elementary, middle, or high - public or private)		S	P	P	P	P
Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	<u>30-5.24</u>	-	-	-	-	P
Skilled nursing facility		-	-	-	-	S
Social service facility	<u>30-5.28</u>	-	-	-	-	S

LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = No more than two dwellings units per building are permitted in the RC district.

(Ord. No. 170975, § 2, 2-21-19; Ord. No. 190292, § 3, 2-20-20; Ord. No. 190714, § 3, 6-4-20; Ord. No. 190988, § 3, 9-3-20; Ord. No. 191128, § 3, 9-17-20)

Sec. 30-4.17. - Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF- 1	RSF- 2	RSF-3	RSF-4	RC	MH	RMF- 5	RMF- 6	RMF- 7	RMF- 8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										

Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	40	40	40
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ⁴	90 ⁴	90 ⁴	80 ⁴	None	None	90	90	90	90
MIN. SETBACKS (ft.)										
Front	20 ⁴	20 ⁴	20 ⁴	20 ⁴	10 ⁵	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	10 ³ /15	10 ³ /15	10 ³ /15
Side (interior) ^{6, 7}	7.5	7.5	7.5	7.5	5	5	10	5 ³ /10	5 ³ /10	5 ³ /10
Rear ^{7, 8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										

By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

- 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.
- 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.
- 3 = Applicable only for two-family dwellings.
- 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.
- 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.
- 6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.
- 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.
- 8 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

(Ord. No. 200252, § 2, 2-4-21)

Sec. 30-4.18. - Density bonus points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V-6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Employment:

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

Contact Information:

Emerson Appraisal Company, Inc.
110 Northwest 2nd Avenue
Gainesville, FL 32601

Phone: (352) 372-5645 Fax: (352) 377-4665
Email: bill@emersonappraisal.com
Website: www.emersonappraisal.com

Appraisal License:

State of Florida
State Certified General Real Estate Appraiser RZ248

Educational Background:

B.S.B.A. University of Florida, 1983
Major-Computer and Informational Science
Minor-Economics

Professional Seminars:

A.I.R.E.A. R41B Seminar, 1985
S.R.E.A. R41C Seminar, 1987
A.I. Powerline Easement & EMF's, 1995
A.I. Data Confirmation and Verification Methods, 1996
A.I. Small Hotel/Motel Valuation, 1998
A.I. Standards of Professional Appraisal Practice, 1998
A.I. Case Studies in Commercial Highest & Best Use, 1999
A.I. Appraisal of Nonconforming Uses, 1999
A.I. Standards of Professional Appraisal Practice, 2002
A.I. Real Estate Disclosure, 2002
A.I. New Technology for RE Appraisers, 2004
A.I. USPAP Update, 2004
A.I. USPAP Update, 2006
A.I. Appraising from Blueprints and Specifications, 2006
A.I. Analyzing Operating Expenses, 2006
A.I. New Technology for Real Estate Appraisers, 2007
A.I. USPAP Update, 2008
A.I. Supervisory/Trainee Roles and Relationships, 2008
A.I. Office Building Valuation, 2008
A.I. Feasibility, Market Value, Investment Timing: Option Value, 2008
A.I. Appraising Distressed Commercial Real Estate, 2009
A.I. Valuing Commercial Green Buildings, 2009
A.I. USPAP Update, 2010
A.I. USPAP Update, 2012
A.I. USPAP Update, 2014
A.I. New Technology for Real Estate Appraisers, 2018

QUALIFICATIONS OF THE APPRAISER

William Emerson, MAI

Professional Education:

A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)
A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July 1985)
A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July 1985)
A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October 1985)
A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October 1986)
A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February 1987)
A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July 1989)
A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July 1992)
A.I. Course/Exam, Code of Professional Ethics (Part B) (July 1992)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1994)
A.I. Course/Exam, Code of Professional Ethics (Part B) (November 1994)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1996)
A.I. Course, Advanced Sales Comparison and Cost Approaches (November 2004)
A.I. Course, Business Practices and Ethics (2009)
A.I. Course, Residential Design and Functional Utility (2010)
A.I. Course, Business Practices and Ethics (2014)
A.I. Course, Site Valuation and Cost Approach (2014)
A.I. Course, Appraising Automobile Dealerships (2018)
A.I. Course, Subdivision Valuation (2018)

Professional Organizations:

Licensed Real Estate Broker, State of Florida
Gainesville Board of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute - MAI Member No. 10,546 (1994)
Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)
Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)
Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)
Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

Expert witness:

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

Community Activities:

Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)
Alachua County - Illegal Dumping Task Force, Chairman (1988)
Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)
Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)
Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)

Brief Client List:

Mortgage Associations:

American General Finance Company	Equi-Data, Inc.
Alliance Mortgage Company	Family First Mortgage Corporation
Atlantic Mortgage Company	NCNB Mortgage Corporation
Baldwin Mortgage Brokering, Inc.	Southeast Mortgage Company
Citicorp Mortgage Company	SunTrust Mortgage Company
City Federal Mortgage Company	Unified Mortgage Company
Collective Mortgage Services	U.S. Mortgage Corporation
Colony First Mortgage Corporation	

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Brief Client List: (Cont'd)

Banks and Savings and Loan Associations:

Alarion Bank	First Federal of Jacksonville	Perkins State Bank
Anchor Savings Bank	First Source Bank	Publix Credit Union
AmSouth Bank	Florida Capital Bank	Regions Bank
Bankatlantic	Florida Citizens Bank	Royal Palm Savings
Bank of America	Gateway Bank	Security First Federal
Bankers Bank of Florida	Great Western	Southeast Banks
Barnett Banks	Indiana Federal Bank	SouthTrust Bank of Florida
Campus USA Credit Union	Mellon United National Bank	SunTrust Banks, North Central Florida
California Federal Savings and Loan	Mercantile Bank	U.S. Banks
Columbia County Bank	Merchants and Southern Bank	VyStar Credit Union
Compass Bank	Millennium Bank	Wachovia Bank
Education Credit Union	NationsBank	Wells Fargo Bank
Everbank	Overseas Chinese Bank	

Corporations:

Alachua Conservation Trust	Dupont De Nemours and Company	Nationwide Insurance Company
Busch Properties, Inc.	Equitable Relocation Service	Nekoosa Packaging Corporation
Collier Companies	ERA Metro Realty	Owens-Illinois Corporation
Coldwell Banker Relocation	Gainesville R.E. Management	Paradigm Properties
Contemporary Management	Homequity Relocation Service	Santa Fe Healthcare Systems
Coopers & Lybrand Sigma	IBM Corporation	Saul Silber Properties
Countryside Homes	Indicom, Inc.	The Boston Company
CSX Transportation	Investment Source Corporation	Thomas Oil Company
Chrysler First Business Corp.	Lewis Oil Company	Trend Realty of Gainesville
CH2M Hill	Lincoln Service Corporation	Trimark Properties
Coca Cola Company	Lomas and Nettleton	United Fuels
Commcap, Inc.	M.M. Parrish and Associates	University of Florida Foundation
Coopers and Lybrand	Merrill Lynch	

Governmental Agencies:

Alachua County	Gainesville Regional Utilities
Alachua County Housing Authority	Gainesville Housing Authority
Alachua County Library District	Lake County Water Authority
City of Gainesville	Resolution Trust Corporation (RTC)
City of Newberry	St. Johns River Water Management Dist.
Department of Environmental Protection State of Florida (DEP)	Suwannee River Water Management Dist.
Fannie Mae	United States Department of Agriculture
Federal Deposit Insurance Corporation	

Also: Many attorneys and individuals in the North Central Florida area.

Brief Property Types Appraised List (properties appraised last 5+ years):

Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Brief Client List: (Cont'd)

Special use properties appraised include the following:

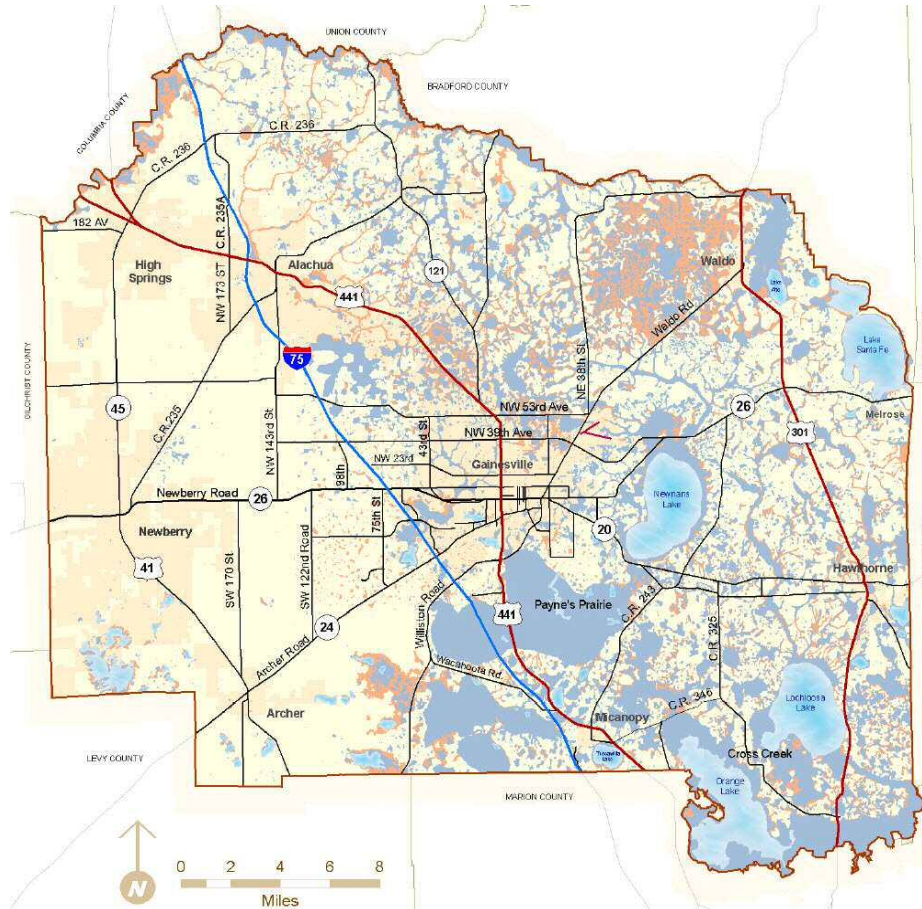
Animal Hospital	Farm Supply	Ice Skating Arena
Bowling Alley	Fast Oil Change	Marinas
Car Wash	First Magnitude Springs	Membership Lodge
Churches	Fraternities/Sororities	Mini Storage
Cold Storage Warehouse	Fruit Packing House	Muck Farms
Dairies	Funeral Homes	Nursing Homes/ACLF's
Daycare Center	Golf Driving Range	Private School
Emergency Medical	Horse Farm	River Acreage
		Sports Club

Rev. 11/18



GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

This area summary provides a brief overview of the underlying population, housing and economic factors influencing growth and trends in the Gainesville and Alachua County areas. This information is provided as background for the enclosed analysis and is a broad overview of demographic characteristics that influence the area.



Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles Southwest of Jacksonville, 100 miles Northeast of Tampa/St. Petersburg and 143 miles Southeast of Tallahassee, the state capital.

Gainesville, the county seat, is located in approximately the center of Alachua County and is the largest city in the county. Gainesville has a commissioner form of government and was established as a community in 1854, and incorporated by 1869. The city has approximately 32± square miles of land area and an elevation of about 75 feet above sea level.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Population

The 2000, 2010 and 2019 Census populations for the county and individual cities are as follows:

Gainesville's 2010 Census population was 124,354 persons within the city limits. The surrounding unincorporated area had a population of 99,113, and the combined population for all of Alachua County was 247,336 (2010 Census). The projected Alachua County population for 2019 is 267,306 persons, which indicates that the county is projected to grow in population at a rate of about 1.15± percent over the nine year period. The 2025 estimate is 281,524 reflecting a 6 year growth estimate of 5.3 percent or about 0.88 percent per year.

Area	2000 Census	2010 Census	Percent Change	2019 Estimate	Percent Change
			2000 to 2010 Per/Yr.		2010 to 2019 Per/Yr.
Alachua County	217,955	247,336	1.35%	267,306	1.15%
Alachua (City)	6,098	9,059	4.86%	10,298	1.95%
Archer	1,289	1,118	-1.33%	1,201	1.06%
Gainesville	95,477	124,354	3.02%	133,068	1.00%
Hawthorne	1,415	1,417	0.01%	1,456	0.39%
High Springs	3,863	5,350	3.85%	6,444	2.92%
LaCrosse	143	360	15.17%	392	1.27%
Micanopy	653	600	-0.81%	615	0.36%
Newberry	3,316	4,950	4.93%	6,573	4.68%
Waldo	821	1,015	2.36%	960	-0.77%
Unincorporated	104,910	99,113	-0.55%	106,229	1.03%
State of Florida	15,982,378	18,801,310	1.76%	21,208,589	1.83%

Source: UF Bureau of Economic Research and Florida EDR

Historical growth in the county from 2000 through 2010 reflected an average increase

of 1.35 percent per year for the overall county and about 3 percent for the City of Gainesville. This included some areas that were annexed into the city reflecting in the relatively high growth rate. The county growth is just below the state average for the same time period, which is typical for most areas in the North Central Florida geographical region.

The population mix by sex and age is shown on the following Population Mix Table. The 2023 population growth estimates are included both for the male and female categories. In terms of the age distribution, a significant portion of the local population is between 15 and 24 and the age group 25 through 44, which primarily relates to the university city characteristics of Gainesville.

Population Mix				
2010 Data		2023 Estimates		Change
Category	Population	Category	Estimate	
<u>Sex</u>		<u>Sex</u>		<u>Annual Growth</u>
Male	119,786	Male	136,317	1.06%
Female	127,550	Female	143,246	0.95%
Total	247,336	Total	279,563	1.00%
<u>Age</u>	<u>Percent</u>	<u>Age</u>	<u>Percent</u>	<u>Change</u>
0 - 14	14.7%	0 - 14	14.0%	-0.09%
15 - 24	31.0%	15 - 24	23.6%	-0.93%
25 - 44	25.3%	25 - 44	26.0%	0.09%
45 - 64	22.9%	45 - 64	20.2%	-0.34%
65 - over	10.8%	65 - over	16.1%	0.66%

Gainesville is a young community, due primarily to the University of Florida and Santa Fe College, which typically have students in an age range of around 18 to 25 years. The average age for the county is about 31 years. Enrollment at the University of Florida and Santa Fe College has increased significantly over the past 20 years. In 2019, the fall enrollment was 56,567 at UF and 15,055 at Santa Fe for total student enrollment of 71,622. This student population has also contributed to the high percentage of rental housing (primarily apartment units) in the Gainesville market.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Employment and Labor Force

Gainesville is home to a diverse group of employers, including a world-class university and nationally-renowned community college, a thriving IT and Biotechnology community, and several national distribution and call centers. Employment distribution by industry category and major private employers in the Gainesville and Alachua County area are shown in the following tables.

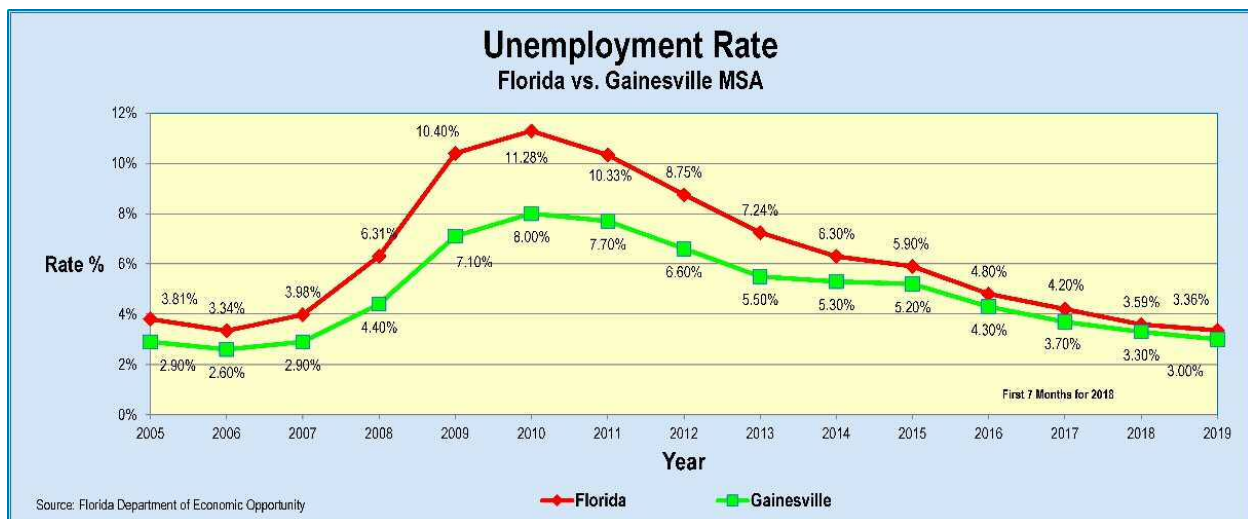
Alachua County and the City of Gainesville have a high percentage of government employment. In 2019, about 26.9 percent of Alachua County workforce is in local government employees, with an additional 19.6 percent in education and health services, including Shands Hospitals and the VA Medical Center. Accordingly, about 47 percent of the local economic base in terms of employment is government related. This contributes to stability in employment and, historically, Gainesville and Alachua County have had unemployment rates significantly below the state average.

Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.4 to 3 percent spread throughout the last 14 years. Again, this is primarily because of the high governmental employment in the local area and the stable economic base in Alachua County.

Average Annual Employment	
Category	Alachua County
All Industries 2019	134,140
	<u>Percent</u>
Natural Resource & Mining	0.8%
Construction	4.2%
Manufacturing	3.3%
Trade, Transportation & Utilities	15.1%
Information	1.2%
Financial Activities	4.7%
Professional & Business Services	10.0%
Education & Health Services	19.6%
Leisure & Hospitality	11.7%
Other Services	2.4%
Government	26.9%

Source: Florida EDR - Employment by Industry



GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Major Employers

The more significant employers in the Gainesville market are summarized on the following Major Employers Table. By far, the University of Florida and the UF Shands Healthcare System supports a very large group of governmental employees and, combined with Alachua County, Santa Fe College and the VA Hospital, significant portions of the local marketplace are provided by government employment and the county has a relatively large influx of out of county workers that regularly commute to the Gainesville urban area for employment opportunities. The private sector employers also have a significant impact on area employment. The service and retail areas account for a significant amount of local employment, together medical related facilities. The county does not have a large workforce in typical industrial categories, but does support specialty manufacturing opportunities for medical, biotechnology and other spinoff and startup employers with technology transfer from the University of Florida. This includes the RTI Surgical employer that has a large medical manufacturing plant in the research park just north of Gainesville inside the city limits of Alachua.

The county also has numerous small cities that serve as bedroom communities for the Gainesville urban area and also support local oriented business and commercial activities. The cities of High Springs, Alachua,

Newberry, Hawthorne and Waldo have central water and sewer systems that facilitate local oriented growth. However, several small cities, including Archer, Micanopy, Melrose and LaCrosse do not have central sewer systems, which provides for more limited growth opportunities, especially for new commercial or industrial development. Most of the major new growth in the county has been in the western sector of Alachua County primarily in the I-75 corridor. However, there have been incentives spearheaded by the county and the City of Gainesville to increase development interest in the eastern sector of the county.

Housing Profile

Information relating to the housing profile for Alachua County is published by ESRI "Housing Profile" for various housing categories. In 2018, the county had total housing units of 120,082, which is anticipated to increase to 5 percent in 2023 to 126,086. The distribution in 2010 was about 48.6 percent for owner occupied, 40.6 percent for renter occupied and about 10.9 percent vacant. The 2023 forecast is estimating about 48 percent owner occupied, 41.5 percent renter occupied, with vacancy at about 10.1 percent. Data is provided relating to owner occupied housing units by value stratified from \$50,000 to over \$1,000,000, with the largest category from about \$100,000 to \$400,000 in the local marketplace. Upper end homes, greater than about \$500,000, make up about 7.3 percent for 2018, which is anticipated to increase to just over 9.8 percent in 2023. Because of the large student population in Gainesville, there is almost an even division between owner occupied and renter occupied units in the local marketplace.

Major Employers		
Company	Industry	Employees±
University of Florida	Education	27,567
UF Health Shands System	Healthcare	12,705
VA Medical Center	Healthcare	6,127
Alachua County School Board	Public Education	3,904
City of Gainesville	Government	2,072
North Florida Evaluation & Treatment	Healthcare	2,000
Gator Dining Services	Food Service	1,200
Nationwide Insurance	Insurance	960
Alachua County	Government	806
Publix Supermarkets	Grocery	780
Wal-Mart Stores	Grocery	312
Santa Fe Community College	Education	750
Wal-Mart Distribution Center	Grocery	738
Dollar General Distribution Center	Retail	600
RTI Surgical	Cardio Implants	518
Source: Council for Economic Outreach		

GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS

Economic and Geographic Profile

Summary information is provided on the following attachments from the State of Florida Office of Economic and Demographic Research (EDR). This provides addition demographic information relating to the overall county.

Summary

The continuous support of the University of Florida, Santa Fe College and numerous other governmental funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville and Alachua County area. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy.

Rev. 6/20

Alachua County

Florida's 23rd most populous county
with 1.3% of Florida's population



Population

Census Population	Alachua County	Florida
1980 Census	151,369	9,746,961
1990 Census	181,596	12,938,071
% change 1980-90	20.0%	32.7%
2000 Census	217,955	15,982,824
% change 1990-00	20.0%	23.5%
2010 Census	247,336	18,801,332
% change 2000-10	13.5%	17.6%
Age		
% Under 18 years of age	17.9%	21.3%
% 65 years of age and over	10.8%	17.3%
Race & Ethnicity		
% White alone	69.6%	75.0%
% Black or African American alone	20.3%	16.0%
% Hispanic or Latino (of any race)	8.4%	22.5%
Estimates and Projections		
2019 Estimate	267,306	21,208,589
% change 2010-19	8.1%	12.8%
2020 Projection based on 2019 estimate	269,820	21,555,986
% change 2019-20	0.9%	1.6%
2025 Projection based on 2019 estimate	281,524	23,130,870
% change 2020-25	4.3%	7.3%
2018 Median Age	31.5	41.7

Density		
Persons per square mile		
2000	249.3	296.4
2010	282.7	350.6
2019	305.3	399.7

Population Characteristics

	Alachua County	Florida
Language spoken at home other than English		
Persons aged 5 and over	13.8%	29.1%
Place of birth		
Foreign born	10.3%	20.5%
Veteran status		
Civilian population 18 and over	7.0%	8.9%

Households and Family Households

Households	Alachua County	Florida
Total households, 2000 Census	87,509	6,338,075
Family households, 2000 Census	47,819	4,210,760
% with own children under 18	46.2%	42.3%
Total households, 2010 Census	100,516	7,420,802
Family households, 2010 Census	53,500	4,835,475
% with own children under 18	41.3%	40.0%
Average Household Size, 2010 Census	2.32	2.48
Average Family Size, 2010 Census	2.91	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.
Census counts may be corrected for Census Count Question Resolution (CQR).

Employment by Industry

Number of Establishments	Alachua County	Florida
2019 preliminary		
All industries	7,581	728,687
Natural Resource & Mining	90	5,301
Construction	669	75,725
Manufacturing	210	20,782
Trade, Transportation and Utilities	1,294	140,766
Information	116	11,897
Financial Activities	691	77,987
Professional & Business Services	1,870	174,242
Education & Health Services	1,008	77,515
Leisure and Hospitality	769	59,068
Other Services	653	57,596
Government	137	6,044

Industries may not add to the total due to confidentiality and unclassified.

Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Alachua County	Florida
2015 GDP	11,487,691	839,124,321
Percent of the State	1.4%	
2016 GDP	11,755,588	866,730,997
Percent of the State	1.4%	
2017 GDP	12,031,399	896,117,037
Percent of the State	1.3%	
2018 GDP	12,447,381	924,873,329
Percent of the State	1.3%	

Housing

Housing Counts	Alachua County	Florida
Occupied	87,509	6,337,929
Owner-occupied	48,085	4,441,799
Renter-occupied	39,424	1,896,130
Vacant	7,604	965,018
Housing units, 2010 Census	112,766	8,989,580
Occupied	100,516	7,420,802
Owner-occupied	54,768	4,998,979
Renter-occupied	45,748	2,421,823
Vacant	12,250	1,568,778

Units Permitted		
1990	1,137	126,384
2000	1,973	155,269
2010	454	38,679
2011	444	42,360
2012	589	64,810
2013	770	86,752
2014	762	84,075
2015	1,171	109,924
2016	1,060	116,240
2017	2,211	122,719
2018	1,504	144,427
2019	2,320	154,302

Residence 1 Year Ago	Alachua County	Florida
Persons aged 1 and over		
Same house	77.2%	84.3%
Different house in the U.S.	21.7%	14.6%
Same county in Florida	12.6%	8.7%
Different county in Florida	6.6%	3.1%
Different county in another state	2.5%	2.8%
Abroad	1.1%	1.1%

Employment by Industry

Average Annual Employment,
% of All Industries, 2019 preliminary

	Alachua County	Florida
All industries	134,140	8,878,680
Natural Resource & Mining	0.8%	0.8%
Construction	4.2%	6.3%
Manufacturing	3.3%	4.3%
Trade, Transportation and Utilities	15.1%	20.3%
Information	1.2%	1.6%
Financial Activities	4.7%	6.6%
Professional & Business Services	10.0%	15.7%
Education & Health Services	19.6%	14.9%
Leisure and Hospitality	11.7%	14.2%
Other Services	2.4%	3.2%
Government	26.9%	12.1%

Industries may not add to the total due to confidentiality and unclassified.

Average Annual Wage
2019 preliminary

	Alachua County	Florida
All industries	\$49,146	\$51,761
Natural Resource & Mining	\$34,335	\$35,649
Construction	\$46,575	\$52,926
Manufacturing	\$56,689	\$63,883
Trade, Transportation and Utilities	\$36,810	\$46,237
Information	\$64,942	\$86,109
Financial Activities	\$56,792	\$77,030
Professional & Business Services	\$49,699	\$63,747
Education & Health Services	\$51,989	\$52,050
Leisure and Hospitality	\$20,416	\$26,681
Other Services	\$33,491	\$37,972
Government	\$65,495	\$55,897

Labor Force

Labor Force as Percent of Population
Aged 18 and Older

	Alachua County	Florida
1990	66.4%	64.3%
2000	66.7%	62.2%
2010	63.2%	63.7%
2019	63.6%	61.2%

Unemployment Rate

	Alachua County	Florida
1990	3.6%	6.1%
2000	3.0%	3.7%
2010	8.0%	11.1%
2019	2.9%	3.1%

Income and Financial Health

Personal Income (\$000s)

	Alachua County	Florida
1990	\$3,217,618	\$257,571,430
2000	\$5,487,497	\$472,238,563
2010	\$8,814,693	\$725,074,023
2011	\$9,184,786	\$764,633,664
% change 2010-11	4.2%	5.5%
2012	\$9,233,122	\$793,428,830
% change 2011-12	0.5%	3.8%
2013	\$9,317,222	\$795,424,889
% change 2012-13	0.9%	0.3%
2014	\$9,871,944	\$856,161,682
% change 2013-14	6.0%	7.6%
2015	\$10,354,251	\$915,895,494
% change 2014-15	4.9%	7.0%
2016	\$10,732,292	\$942,461,242
% change 2015-16	3.7%	2.9%
2017	\$11,327,807	\$1,004,144,269
% change 2016-17	5.5%	6.5%
2018	\$11,983,398	\$1,066,446,916
% change 2017-18	5.8%	6.2%

Earnings by Place of Work (\$000s)

1990	\$2,541,263	\$161,135,722
2000	\$4,473,884	\$308,751,767
2010	\$6,888,713	\$438,991,235
2011	\$6,900,836	\$450,502,115
% change 2010-11	0.2%	2.6%
2012	\$7,086,987	\$468,412,894
% change 2011-12	2.7%	4.0%
2013	\$7,282,781	\$482,900,406
% change 2012-13	2.8%	3.1%
2014	\$7,576,619	\$512,381,351
% change 2013-14	4.0%	6.1%
2015	\$7,906,376	\$545,198,370
% change 2014-15	4.4%	6.4%
2016	\$8,188,746	\$568,197,880
% change 2015-16	3.6%	4.2%
2017	\$8,652,572	\$601,927,042
% change 2016-17	5.7%	5.9%
2018	\$9,137,962	\$634,065,871
% change 2017-18	5.6%	5.3%

Per Capita Personal Income

	Alachua County	Florida
1990	\$17,609	\$19,763
2000	\$25,102	\$29,428
2010	\$35,599	\$38,474
2011	\$36,768	\$40,047
% change 2010-11	3.3%	4.1%
2012	\$36,710	\$41,055
% change 2011-12	-0.2%	2.5%
2013	\$36,900	\$40,659
% change 2012-13	0.5%	-1.0%
2014	\$38,638	\$43,109
% change 2013-14	4.7%	6.0%
2015	\$39,951	\$45,287
% change 2014-15	3.4%	5.1%
2016	\$40,608	\$45,684
% change 2015-16	1.6%	0.9%
2017	\$42,455	\$47,869
% change 2016-17	4.5%	4.8%
2018	\$44,390	\$50,070
% change 2017-18	4.6%	4.6%

Median Income

Median Household Income	\$49,078	\$53,267
Median Family Income	\$72,134	\$64,312

Percent in Poverty, 2018

All ages in poverty	19.8%	13.7%
Under age 18 in poverty	21.1%	20.0%
Related children age 5-17 in families in poverty	19.3%	18.8%

Health Insurance Status

Percent Insured by Age Group

	Alachua County	Florida
Under 65 years	88.4%	83.9%
Under 19 years	93.8%	92.4%
18 to 64 years	86.8%	80.8%

Education

Public Education Schools

	Alachua County School District	Florida
Traditional Setting (2019-20)		
Total (state total includes special districts)	54	3,721
Elementary	30	1,878
Middle	9	575
Senior High	10	713
Combination	5	555

Educational attainment

	Alachua County	Florida
Persons aged 25 and older		
% HS graduate or higher	92.4%	88.0%
% bachelor's degree or higher	42.5%	29.2%

Personal Bankruptcy Filing Rate
(per 1,000 population)

	Alachua County	Florida
12-Month Period Ending Dec. 30, 2018	1.04	2.02
12-Month Period Ending Dec. 30, 2019	0.89	2.11
State Rank	52	NA

NonBusiness Chapter 7 & Chapter 13

Quality of Life

	Alachua County	Florida		Alachua County	Florida
Crime			Workers Aged 16 and Over		
Crime rate, 2019 (index crimes per 100,000 population)	3,370.7	2,551.1	Place of Work in Florida		
Admissions to prison FY 2018-19	642	28,782	Worked outside county of residence	6.3%	17.7%
Admissions to prison per 100,000 population FY 2018-19	240.2	135.7	Travel Time to Work		
			Mean travel time to work (minutes)	22.0	27.4

Reported County Government Revenues and Expenditures

Revenue 2016-17	Alachua County	Florida*	Expenditures 2016-17	Alachua County	Florida*
Total - All Revenue Account Codes (\$000s)	\$356,605.4	\$40,731,496.5	Total - All Expenditure Account Codes (\$000s)	\$350,231.30	\$39,394,697.74
Per Capita \$	\$1,371.54	\$2,083.74	Per Capita \$	\$1,347.03	\$2,015.35
% of Total	100.0%	100.0%	% of Total	100.0%	96.7%
Taxes (\$000s)	\$165,691.8	\$13,687,250.5	General Government Services** (\$000s)	\$78,857.87	\$6,547,675.45
Per Capita \$	\$637.27	\$700.21	Per Capita \$	\$303.30	\$334.97
% of Total	46.5%	33.6%	% of Total	22.5%	16.1%
Permits, Fee, and Special Assessments (\$000s)	\$13,698.1	\$1,808,371.6	Public Safety (\$000s)	\$115,691.00	\$9,663,422.97
Per Capita \$	\$52.68	\$92.51	Per Capita \$	\$444.96	\$494.36
% of Total	3.8%	4.4%	% of Total	33.0%	23.7%
Intergovernmental Revenues (\$000s)	\$35,586.1	\$4,227,303.5	Physical Environment (\$000s)	\$27,039.48	\$4,526,172.84
Per Capita \$	\$136.87	\$216.26	Per Capita \$	\$104.00	\$231.55
% of Total	10.0%	10.4%	% of Total	7.7%	11.1%
Charges for Services (\$000s)	\$70,813.7	\$13,106,114.1	Transportation (\$000s)	\$19,884.02	\$4,707,206.44
Per Capita \$	\$272.36	\$670.48	Per Capita \$	\$76.48	\$240.81
% of Total	19.9%	32.2%	% of Total	5.7%	11.6%
Judgments, Fines, and Forfeits (\$000s)	\$1,006.6	\$199,164.2	Economic Environment (\$000s)	\$14,746.87	\$1,634,167.21
Per Capita \$	\$3.87	\$10.19	Per Capita \$	\$56.72	\$83.60
% of Total	0.3%	0.5%	% of Total	4.2%	4.0%
Miscellaneous Revenues (\$000s)	\$10,564.4	\$1,007,848.6	Human Services (\$000s)	\$15,883.74	\$3,418,401.32
Per Capita \$	\$40.63	\$51.56	Per Capita \$	\$61.09	\$174.88
% of Total	3.0%	2.5%	% of Total	4.5%	8.4%
Other Sources (\$000s)	\$59,244.9	\$6,695,444.1	Culture / Recreation (\$000s)	\$3,437.81	\$1,544,775.45
Per Capita \$	\$227.86	\$342.52	Per Capita \$	\$13.22	\$79.03
% of Total	16.6%	16.4%	% of Total	1.0%	3.8%
			Other Uses and Non-Operating (\$000s)	\$57,051.86	\$6,446,610.64
			Per Capita \$	\$219.43	\$329.79
			% of Total	16.3%	15.8%
			Court-Related Expenditures (\$000s)	\$17,638.64	\$906,265.43
			Per Capita \$	\$67.84	\$46.36
			% of Total	5.0%	2.2%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

State Infrastructure

	Alachua County	Florida
Transportation		
State Highway		
Centerline Miles	293.4	12,115.3
Lane Miles	1,038.5	44,700.9
State Bridges		
Number	70	6,929
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	365	9,498
Square Footage	1,715,400	64,170,217
State Owned Lands		
Conservation Lands		
Parcels	160	38,326
Acreage	39,553.9	3,140,422.9
Non-Conservation Lands		
Parcels	266	5,880
Acreage	12,458.7	160,353.7

State and Local Taxation

2019 Ad Valorem Millage Rates	Alachua County
	County-Wide Not County-Wide*
County	8.2729 1.5514
School	7.1440
Municipal	3.1675
Special Districts	0.2824

*MSTU included in Not County-Wide "County" category

Prepared by:
Florida Legislature
Office of Economic and Demographic Research
111 W. Madison Street, Suite 574
Tallahassee, FL 32399-6588
(850) 487-1402 <http://edr.state.fl.us>



June 2020

CONTRACT FOR PURCHASE AND SALE OF REAL PROPERTY

PARTIES: **Atlantic Design And Construction, LLC**, whose address is 1502 Northwest 6th Street, Gainesville, Florida 32601, ("Seller"), and the **City of Gainesville**, a Florida municipal corporation, whose mailing address is Post Office Box 490, Station 6, Gainesville, Florida 32627, ("Buyer"), hereby agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this Contract for Sale and Purchase and any riders and addenda ("Contract"):

1. DESCRIPTION:

- (a) Preliminary legal description of the Real Property located in Alachua County, Florida:
SEE EXHIBIT "A"
- (b) Alachua County Tax Parcel # 06471-001-008 with Property Address of 3334 Northwest 5th Avenue, Gainesville, Florida 32607. Vacant property.
- (c) Personal Property: None, vacant property.
- (d) Other items included are: None, vacant property.
- (e) Items of Personal Property (and leased items, if any) excluded are: None, vacant property.

2. **PURCHASE PRICE** (Fixed Price, U. S. currency): \$ 216,000.00

PAYMENT:

- (a) Deposit to be made within 15 days after City Commission approval of this Contract and to be held in escrow by Salter Feiber, PA (Escrow/Closing Agent) in the amount of \$1,000.00. \$ (1,000.00)
- (b) Other: N/A \$ (0.00)
- (c) Balance to close, subject to adjustments or prorations. \$ 215,000.00

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS; EFFECTIVE DATE:

- (a) If this Contract is not executed by the Buyer and the Seller on or before **January 12, 2023**, the offer is deemed withdrawn, the deposit(s) shall be returned to Buyer, and the parties shall be relieved of all obligations under this Contract. The sale is contingent upon approval of the Purchase Contract by the City Commission.
- (b) The effective date of this Contract ("Effective Date") will be the date when the last of the following events have occurred: the Seller has signed this Contract, the City Commission has approved this Contract, and the Buyer has signed this Contract.

4. FINANCING:

This is a cash transaction with no contingencies for financing.

Buyers Initials: _____

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Sellers Initials: UKADC

5. **TITLE EVIDENCE:** Within 15 days of the effective date:
Title insurance commitment with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall be obtained by (CHECK ONLY ONE):
____ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or
X (2) Buyer at Buyer's expense.
6. **CLOSING DATE:** This transaction shall be closed, and the closing documents delivered 30 days following end of the Due Diligence Period described in paragraphs 8 B & C ("Closing"), unless modified by other provisions of this Contract. Buyer may, in its sole discretion, end the Due Diligence Period early and move forward the Closing, so long as it gives Seller at least thirty (30) days' notice. Closing shall occur at Salter Feiber, PA, 3940 NW 16th Boulevard, Building B, Gainesville, Florida 32605.
7. **RESTRICTIONS; EASEMENTS; LIMITATIONS:** Seller shall convey marketable title free and clear of all liens, encumbrances, mortgages, taxes, or assessments of any kind or nature, only subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; taxes for year of Closing and subsequent years; provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for Buyer's intended use.
8. **SURVEY AND DUE DILIGENCE:**
- A. **EXISTING DOCUMENTS:** Within 15 business days after the Effective Date of this Contract, Seller shall provide Buyer with a copy of all surveys, title reports or title insurance policies, environmental and engineering reports and any other reports that pertain to the Property that are in the Seller's possession.
- B. **SURVEY:** The Buyer shall have **sixty (60) days** from the Effective Date of this Contract to have the property surveyed at its expense. If the survey shows any encroachments upon or shortages in the land herein described or that the improvements located on the land herein described encroach on the land of others, a copy of such survey shall be furnished to the Seller and the Seller shall have the time to cure such defect as the Contract allows to cure defects of title. Failure to so cure shall be regarded as a default by the Seller.
- C. **DUE DILIGENCE:**
- (1) Commencing on the Effective Date, Buyer and its engineers, architects, and other agents shall have a period of **sixty (60) days** (the "Due Diligence Period") within which to undertake such physical inspections and other investigations of, and inquiries concerning, the Property as may be necessary in order for Buyer to evaluate the physical characteristics of the Property, including environmental conditions, as well as such other matters as may be deemed by Buyer to be reasonably necessary to generally evaluate the Property and determine the feasibility and advisability of Buyer's purchase of the Property for the Buyer's intended use.

Buyers Initials: _____

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(2) In the event Buyer determines, in Buyer's sole discretion, that the Property is not suitable for Buyer's intended use, Buyer may by written notice provided to Seller on or prior to expiration of the Due Diligence Period, terminate this Contract, upon which the Deposit shall be promptly returned to Buyer and except as otherwise provided herein, neither party shall have any further liability or obligation hereunder.

(3) For purposes of undertaking physical inspections and investigations of the Property, including but not limited to the Survey, Appraisal, Environmental Phase I, Environmental Phase II, soil studies, asbestos studies, topographical survey, land use and zoning review, water and sewer availability and capacity, ingress/egress, preliminary planning review, covenants and restrictions, coverage ratio, concurrency compliance, and construction time, Seller hereby grants to Buyer and its agents full right of entry upon the Property and any part thereof during the Due Diligence Period and, as long as this Contract has not been terminated, thereafter until Closing. Buyer, as a condition to its exercise of such right of entry, agrees to indemnify the Seller for claims brought against the Seller only to the extent that they are found to result from the sole negligence of the Buyer, its governing body, or its employees. This indemnification shall not be construed to be an indemnification for the acts, or omissions of third parties, independent contractors or third party agents of the Buyer. This indemnification shall not be construed as a waiver of the Buyer's sovereign immunity, and shall be interpreted as limited to only such traditional liabilities for which the Buyer could be liable under the common law interpreting the limited waiver of sovereign immunity. An action may not be instituted on a claim against the Buyer unless the claimant presents the claim in writing to the Risk Manager within three years after such claim accrues or the Risk Manager denies the claim in writing. For purposes of this paragraph, the requirements of notice to the Risk Manager and denial of the claim are conditions precedent to maintaining an action but shall not be deemed to be elements of the cause of action and shall not affect the date on which the cause of action accrues. Notwithstanding any other provisions of this paragraph, the value of this indemnification is limited to the maximum sum of \$300,000 as the result of all claims and judgments arising out of the same incident or occurrence, not to exceed the sum of \$200,000 for any claim or judgment or portions thereof. In addition, this indemnification shall be construed to limit recovery by the indemnified party against the Buyer to only those damages caused by the Buyer's sole negligence, and shall specifically exclude any attorney's fees or costs associated therewith.

(4) Buyer shall use its own consultants, engineers and all other related professionals to make its own investigation and determination as to the accuracy or acceptability of any and all matters regarding the Property and the documents.

9. SPECIAL CONDITIONS/CONTINGENCIES:

A. All title and settlement agent services for this transaction will be provided by and through Salter Feiber, PA.

B. The sale is contingent upon approval of the Purchase Contract by the City Commission.

10. WARRANTIES & COVENANTS OF SELLER:

A. **LITIGATION:** Seller covenants and warrants that, to the best of its knowledge, there are no suits, actions, or proceedings pending, whether involving governmental authority or private party, to which Seller is a party and relating to the ownership or operation of the Property, nor has Seller any knowledge of any contemplated actions; and Seller agrees to give Buyer prompt notice of any suits instituted between the date hereof and the Closing date.

Buyers Initials: _____

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Sellers Initials: LKADC

B. **SELLER'S OWNERSHIP:** Seller warrants and covenants that Seller has title to the exclusion of all other persons or entities to the fee simple interest in the Property, and the same shall be conveyed by Seller to Buyer at the closing; that Seller has an unrestricted right to so transfer, that there are no Contracts, leases or understandings affecting the Property or improvements thereon other than those that have been or will be disclosed by provisions of this Contract.

C. **COMPLIANCE WITH LAW:** Seller warrants and covenants that, to the best of its knowledge, there are no violations of federal, state, or local law, regulations or ordinances affecting the Property and Seller covenants to cure any and all such violations, if such are found to exist, prior to Closing.

D. **ZONING:** Seller further warrants and covenants that it has no knowledge or information of any existing or anticipated federal, state, county, municipal or other orders or actions which might adversely affect Buyer's intended use.

E. **CONDEMNATION:** Seller warrants and covenants that it has not received any written or official notice or otherwise been notified or have any knowledge of any condemnation proceedings against the whole or any part of the Property, by any other government entity.

11. **OCCUPANCY:** Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is intended to be rented or occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard E. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.

12. **TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Contract in conflict with them.

13. **ASSIGNABILITY: (CHECK ONLY ONE):** Buyer ___ may assign and thereby be released from any further liability under this Contract; X may assign but not be released from liability under this Contract; or ___ may not assign this Contract.

14. **DISCLOSURES:**

A. ___ CHECK HERE if the property is subject to a special assessment lien imposed by a public body payable in installments which continue beyond Closing and, if so, specify who shall pay amounts due after Closing: ___ Seller ___ Buyer ___ Other (see addendum).

B. Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health unit.

C. If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.

15. **MAXIMUM REPAIR COSTS:** N/A, vacant land.

16. **RIDERS; ADDENDA; SPECIAL CLAUSES:**
CHECK those riders which are applicable AND are attached to this Contract:

Buyers Initials: _____

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Sellers Initials: LRADC

___ CONDOMINIUM
___ HOMEOWNERS' ASSOCIATION
___ LEAD-BASED PAINT
___ INSULATION
___ "AS IS"
___ Other Comprehensive Rider Provisions
___ Addenda (Addendum Number 1)
Special Clause(s):

17. **STANDARDS FOR REAL ESTATE TRANSACTIONS ("Standards"):** Buyer and Seller acknowledge receipt of a copy of Standards A through V on the reverse side or attached, which are incorporated as a part of this Contract, except as modified herein.
18. **REAL ESTATE COMMISSION:** Seller and Buyer each represent and warrant to the other that except for Pais Realty (Seller's Broker) it has not dealt with any broker, salesperson, agent, or finder in connection with any of the transactions contemplated by this Contract, and insofar as each party knows, no broker, salesperson, agent, finder, or other person is entitled to any commission or finder's fee in connection with any of the transactions contemplated by this Contract. Seller and Buyer each agree to indemnify, defend (by counsel reasonably satisfactory to the indemnified party), save, and hold harmless the other from and against any and all losses, claims, damages, liabilities, Fees and Costs, and all other expenses related to, growing out of, or arising from, any claims or demands for any brokerage commissions or fee alleged to be payable because of any act, omission, or statement of the indemnifying party. Seller hereby agrees to compensate Seller's Broker pursuant to a separate agreement between Seller and Seller's Broker, and Buyer shall have no obligation to compensate any broker, salesperson, agent, or finder in connection with the transaction contemplated by this Contract. The terms of this Section shall survive the Closing and any termination of this Contract.
19. **PARTIAL INVALIDITY:** If any term, covenant, condition or provision of this Contract or the application thereof to any person or circumstances shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Contract, shall not be affected thereby, and all other terms, covenants, conditions and provisions of this Contract shall be valid and be enforced to the fullest extent permitted by law.
20. **NOTICE:** Any and all notices or demands by or from Seller to Buyer, or Buyer to Seller, shall be in writing. They will be served by certified mail. If served by certified mail, service shall be conclusively deemed made forty-eight (48) hours after the deposit thereof in the United States Mail, postage prepaid, addressed to the party to whom such notice or demand is to be given, as hereinafter provided, and the issuance of the registry receipt therefore.

A. Any notice or demand to Buyer may be given at the following address:

AS TO CITY: Attention: City Manager
 City of Gainesville
 P.O. Box 490, MS 6
 Gainesville, Florida 32627

COPY TO: Attention: City Attorney
 City of Gainesville
 P.O. Box 490, Station 46
 Gainesville, Florida 32627

Buyers Initials: _____

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Land Rights Coordinator
City of Gainesville
P.O. Box 490, Station 11
Gainesville, Florida 32627

Any notice or demand to Seller may be given to the following address:

AS TO SELLER: Atlantic Design and Construction, LLC
1502 Northwest 6th Street
Gainesville, Florida 32601

21. **ENTIRE CONTRACT:** This Contract and Exhibits thereto, constitute the entire understanding between the parties hereto with respect to the subject matter hereof and cannot be changed, modified, amended, terminated or any provision hereof waived except by an instrument in writing signed by the parties hereto.
22. **CAPTIONS:** The parties mutually agree that the headings and captions contained in this Contract are inserted for convenience of reference only and are not to be deemed part of or to be used in construing this Contract.
23. **COUNTERPARTS:** This Contract may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
24. **GOVERNING LAW:** The Laws of the State of Florida shall govern this Contract, venue in Alachua County, Florida.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

Buyers Initials: _____

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Sellers Initials: LKADC

BUYER:

City of Gainesville, Florida, a municipal corporation

Cynthia W. Curry or designee, Interim City Manager
City of Gainesville

Date: _____

WITNESSES:

Name

Print Name

Name

Print Name

APPROVED AS TO FORM AND LEGALITY

Sean M. McDermott or designee, Senior Assistant City Attorney
City of Gainesville

SELLER(S):

*Lucian Kragiel- Atlantic
Design & Construction*

Date: 11/09/2022

WITNESSES:

Name *Michelle Meert* 11/09/2022 _____
Print Name Michelle Meert

Name *J. David Pais* 11/09/2022 _____
Print Name John D Pais

Buyers Initials: _____

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Sellers Initials: LKADC

DEPOSITS : Deposits under Paragraph 2(a) received (Checks are subject to clearance):

Salter Feiber PA, Escrow Agent

By: _____

Buyers Initials:_____

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Sellers Initials: LKADC

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. TITLE INSURANCE: The Title Commitment shall be issued by a Florida licensed title insurer agreeing to issue Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price, insuring Buyer's marketable title to the Real Property, subject only to matters contained in Paragraph 7. and those to be discharged by Seller at or before Closing. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving the Title Commitment to examine it, and if title is found defective, notify Seller in writing specifying the defect(s) which render title unmarketable. Seller shall have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within 5 days after expiration of the 30 day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) within the time provided. If Seller is unable to timely correct the defects, Buyer shall either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. If Seller is to provide the Title Commitment and it is delivered to Buyer less than 5 days prior to Closing, Buyer may extend Closing so that Buyer shall have up to 5 days from date of receipt to examine same in accordance with this Standard.

B. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachment on the Real Property or that improvements located thereon encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

C. WOOD DESTROYING ORGANISMS: N/A – Vacant land.

D. INGRESS AND EGRESS: Seller warrants and represents that there is or will be ingress and egress to the Real Property sufficient for its intended use as described in Paragraph 7 hereof, and title to the Real Property is insurable in accordance with Standard A without exception for lack of legal right of access.

E. LEASES: Seller shall, at least 90 days before Closing, furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. If Seller is unable to obtain such letter from each tenant, the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenant to confirm such information. If the terms of the leases differ materially from Seller's representations, Buyer may terminate this Contract by delivering written notice to Seller at least 5 days prior to Closing. Seller shall, at Closing, deliver and assign all original leases to Buyer.

F. LIENS: Seller shall furnish to Buyer at time of Closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Real Property for 90 days immediately preceding date of Closing. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing of this Contract.

Buyers Initials: _____

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G. PLACE OF CLOSING: Closing shall be held in the county wherein the Real Property is located at Salter Feiber PA ("Closing Agent") at 3940 Northwest 16th Boulevard, Gainesville, Florida 32605.

H. TIME: In computing time periods of less than six (6) days, Fridays, Saturdays, Sundays and state or national legal holidays shall be excluded. Any time periods provided herein which shall end on a Friday, Saturday, Sunday or a legal holiday shall extend to 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

I. CLOSING DOCUMENTS: Seller shall furnish the deed, bill of sale, certificate of title, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments.

J. EXPENSES: Buyer will pay taxes and recording fees on notes, mortgages and financing statements, and recording fees for the deed. Seller will pay taxes on the deed and recording fees for documents needed to cure title defects. Unless otherwise provided by law or rider to this Contract, charges for the following related title services, namely title evidence, title examination, and closing fee (including preparation of closing statement), shall be paid by the party responsible for furnishing the title evidence in accordance with Paragraph 5.

K. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day before Closing. Buyer shall have the option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing, or occupancy, if occupancy occurs before Closing. Advance rent and security deposits will be credited to Buyer. Escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties; failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based on an estimate shall, at request of either party, be readjusted upon receipt of tax bill on condition that a statement to that effect is signed at Closing.

L. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens imposed by public bodies as of Closing are to be paid by Seller. Pending liens as of Closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at Closing, be charged an amount equal to the last estimate or assessment for the improvement by the public body.

M. INSPECTION, REPAIR AND MAINTENANCE: N/A – Vacant land.

N. RISK OF LOSS: If the Property is damaged by fire or other casualty before Closing and cost of restoration does not exceed 3% of the assessed valuation of the Property so damaged, cost of restoration shall be an obligation of the Seller and Closing shall proceed pursuant to the terms of this Contract with restoration costs escrowed at Closing. If the cost of restoration exceeds 3% of the assessed valuation of the Property so damaged, Buyer shall either take the Property as is, together with either the 3% or any insurance proceeds

Buyers Initials: _____

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payable by virtue of such loss or damage, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract.

O. CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If the title agent insures adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow and closing procedure required by this Standard shall be waived. Unless waived as set forth above the following closing procedures shall apply: (1) all closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 5 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

P. ESCROW: Any Closing Agent or escrow agent ("Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with terms and conditions of this Contract. Failure of funds to clear shall not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties hereto agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended. Any suit between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any suit wherein Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred with these amounts to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. The Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this Contract or gross negligence of Agent.

Q. ATTORNEY'S FEES; COSTS: In any litigation, including breach, enforcement or interpretation, arising out of this Contract, the prevailing party in such litigation, which, for purposes of this Standard, shall include Seller, Buyer, and any brokers acting in agency or nonagency relationships authorized by Chapter 475, F.S., as amended, shall be entitled to recover from the non-prevailing party reasonable attorney's fees, costs and expenses.

R. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

Buyers Initials: _____

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S. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; FACSIMILE: Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker representing any party shall be as effective as if given by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic media. A legible facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.

T. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller, subject only to matters contained in Paragraph 7 and those otherwise accepted by Buyer. Personal property shall, at the request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

U. OTHER CONTRACTS: No prior or present Contracts or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

V. WARRANTY: Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

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EXHIBIT "A"

Legal Description for Tax Parcel # 06471-001-008:

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 3900, PAGE 2491 THAT PART OF LOT 1 OF LOBLOLLY WOODLANDS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 52 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE N89 DEGREES 36'00"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89 DEGREES 36'00"W ALONG THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00 DEGREES 24'59"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 692.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89 DEGREES 56'08"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 75.00 FEET; THENCE S00 DEGREES 24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 242.00 FEET; THENCE N89 DEGREES 56'08"E PARALLEL WITH THE SAID NORTH LINE OF LOT 1, A DISTANCE OF 295.00 FEET; THENCE S00 DEGREES 24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 111.45 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 1; THENCE S38 DEGREES 43'02"W ALONG THE SAID SOUTHEASTERLY LINE OF LOT 1, A DISTANCE OF 50.26 FEET; THENCE S89 DEGREES 56'08"W PARALLEL WITH THE SAID NORTH LINE OF LOT 1, A DISTANCE OF 288.85 FEET; THENCE S00 DEGREES 24'59"W PARALLEL WITH THE SAID WEST LINE OF LOT 1, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

CUL-DE-SAC-EASEMENT

THAT PART OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 19 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF N.W. 5TH AVENUE WITH THE EASTERLY LINE OF WOODLAND TERRACE SUBDIVISION UNIT NO. 3 AS PER PLAT RECORDED IN PLAT BOOK "E", PAGE 47 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE FROM THE SAID POINT OF BEGINNING RUN NORTH 00 DEGREES 24 MIN. 00 SEC. EAST ALONG THE SAID EAST LINE OF SAID WOODLAND TERRACE, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89 DEGREES 36 MIN. 00 SEC. EAST PERPENDICULAR, TO THE SAID EAST LINE, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 00 DEGREES 24 MIN. 00 SEC. WEST PARALLEL TO THE SAID EAST LINE, A DISTANCE OF 49.30 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE CENTERLINE OF N.W. 5TH AVENUE; THENCE CONTINUE SOUTH 00 DEGREES 24 MIN. 00 SEC. WEST

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PARALLEL TO THE SAID EAST LINE, A DISTANCE OF 50.70 FEET; THENCE RUN NORTH 89 DEGREES 36 MIN. 00 SEC. WEST PERPENDICULAR TO THE SAID EAST LINE, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SAID EAST LINE; THENCE RUN NORTH 00 DEG. 24 MIN. 00 SEC. EAST ALONG THE SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE SAID INTERSECTION WITH THE CENTERLINE OF N.W. 5TH AVENUE AND THE SAID POINT OF BEGINNING.

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City of Gainesville Agenda Report

File #: 2022-790

Agenda Date: December 15, 2022

Department: City Attorney

Title: 2022-790 - Kaila Brown v. City of Gainesville; Presuit Claim Resulting from a Law Enforcement Action (NB)

Description: Approval of a pre-suit settlement of a wrongful arrest claim in the amount of \$100,000, in exchange for a full and complete release of liability.

Explanation: On May 12, 2021, Plaintiff Kaila Brown was arrested at the U.S. Naval Base in Norfolk, Virginia, while on her way to a job interview. The arrest was made pursuant to a warrant issued out of Gainesville, Alachua County, Florida, listing her as a suspect in a burglary investigation. The warrant was based on a faulty criminal complaint that misidentified the Plaintiff as a suspect with a similar name. The GPD officer who completed the complaint entered the wrong name into an internal database which brought back information pertaining to the Plaintiff. The system utilized by the GPD officer included an "autofill" feature which led to the actual identifying information about the wrong individual being provided on the arrest warrant application, and the information was not verified by the officer prior to filing. In short, the subject of the arrest warrant was the wrong individual. Consequently, Plaintiff was arrested and confined in custody for six days, until the State Attorney's Office dropped the case. Upon notification of the arrest and release of the Plaintiff, GPD Internal Affairs Division conducted a thorough investigation. The officer involved was subject to corrective action, and the procedure has been evaluated by GPD to prevent further incidents. Unfortunately, there was an unrelated incident that stems from the same procedural error that is also being addressed contemporaneously with this matter. The Gainesville Police Department, the City Attorney's Office and Risk Management Department conducted a thorough evaluation and investigation of this claim. In addition to her wrongful confinement, Plaintiff had to retain counsel to sort out the misidentification, and suffered other damages. Plaintiff claims damages and attorney fees.

Strategic Connection:

Fiscal Note: Funds are available in the City's General Insurance Fund.

Recommendation:

The City Commission 1) authorize the City Attorney to settle the claim of Kaila Brown, arising from the incident that occurred on or about May 12, 2021; and 2) approve the terms of the negotiated settlement agreement including payment of \$100,000 in return for a full and complete release of liability.



City of Gainesville Agenda Report

File #: 2022-792

Agenda Date: December 15, 2022

Department: City Attorney

Title: 2022-792 Taylor Collings v. City of Gainesville; Presuit Claim Resulting from a Law Enforcement Action. (NB)

Description: Approval of a pre-suit settlement of a wrongful arrest claim in the amount of \$100,000, in exchange for a full and complete release of liability.

Explanation: On July 12, 2021, Plaintiff Taylor Collings was arrested at Atlanta International Airport while preparing to board a plane with members of her family on a trip to Greece. The arrest was made pursuant to a warrant issued out of Gainesville, Alachua County, Florida, listing her as a suspect in a fraud investigation. The warrant was based on a faulty criminal complaint that misidentified the Plaintiff as a suspect with a similar name. The GPD officer who completed the complaint entered the wrong name into an internal database which brought back information pertaining to the Plaintiff. The system utilized by the GPD officer included an “autofill” feature which led to the actual identifying information about the wrong individual being provided on the arrest warrant application, and the information was not verified by the officer prior to filing. In short, the subject of the arrest warrant was the wrong individual. Consequently, the Plaintiff was arrested and confined in custody for three days until able to make bail. Upon notification of the arrest and release of the Plaintiff, GPD Internal Affairs Division conducted a thorough investigation. The officer involved was subject to corrective action, and the procedure has been evaluated by GPD to prevent further incidents. Unfortunately, there was an unrelated incident that stems from the same procedural error that is also being addressed contemporaneously with this matter. The Gainesville Police Department, the City Attorney’s Office and Risk Management Department conducted a thorough evaluation and investigation of this claim. In addition to her wrongful confinement, Plaintiff had to retain counsel to sort out the misidentification, and suffered other damages. Plaintiff claims damages and attorney fees.

Strategic Connection:

Fiscal Note: Funds are available in the City's General Insurance Fund.

Recommendation:

The City Commission 1) authorize the City Attorney to settle the claim of Taylor Collings, arising from the incident that occurred on or about July 12, 2021; and 2) approve the terms of the negotiated settlement agreement including payment of \$100,000 in return for a full and complete release of liability.



City of Gainesville Agenda Report

File #: 2022-797

Agenda Date: December 15, 2022

Department: City Manager

Title: 2022-797 Lot #10 - Fourth PSA Amendment (B)

Description: This item represents the fourth amendment to the Lot #10 Purchase and Sale Agreement (PSA). The property owner AMJ Group, Inc. has requested the amendment in order to add rental and senior housing as possible uses in the PSA and to clarify and reduce the affordability requirements for the portion of unsubsidized units offered at 120% of Area Median Income (AMI) in response to increases in construction costs and the escalation of prevailing interest and mortgage rates.

Explanation:

On October 21, 2021, the City Commission approved the contract for sale and purchase of City Parking Lot #10. The City and AMJ Group, Inc. closed on #Lot 10 on January 26, 2022 transferring the property to AMJ. This is the fourth amendment to the PSA. The property sale is contingent on AMJ constructing a mixed-use development with a minimum of 7 stories to accommodate the following uses and quantities: a minimum of 104 residential condominium units; a minimum of one floor of office space; a full-service grocery store (defined as a retail establishment open to the public that is engaged in the sale of fresh foods and produce); and ancillary improvements to serve the residential and commercial uses in the building.

The existing PSA stipulates that 100% of the residential units constructed will be no greater than 140% AMI Housing and a majority of the residential units constructed will be no greater than 120% AMI Housing and without the need for any subsidy or assistance (aside from City of Gainesville and/or State of Florida down payment assistance programs). Per the PSA, the affordability provisions of the residential units are subject to prevailing costs and interest rates as of the Effective Date of the agreement. Additionally and separate from the stipulations listed above, the PSA requires that 1 million dollars of the original purchase price be utilized to further subsidize the affordable units in the form of down payment assistance.

AMJ Group, Inc. has communicated to the City that significant increases to both construction costs and interest rates since the property closing has impaired the ability of the project to support for-sale condominium units at the unsubsidized affordability

levels contained within the existing PSA. To compensate, AMJ is requesting to amend the PSA to allow for rental and senior housing units in the project. The total number (104) units remains unchanged and all of the units will be rented at or below 140% of AMI. The original PSA stipulated that a majority of the units would be affordable to no greater than 120% of AMI. This amendment would preserve the 120% AMI affordability requirement but reduce the total number of units at the lower AMI level from 53 to 21.

As previously stated, the affordability provisions contained within the PSA are contingent on construction costs and prevailing interest rates in place at the time of closing. A confluence of factors have driven nationwide increases in construction costs including soaring construction demand, inflation, pandemic-related restrictions, supply chain disruptions, and labor shortages. Additionally, increases in the Federal Reserve's federal funds rate have spurred increases in the conventional 15 and 30-year fixed mortgage rates which has negatively impacted the ability to construct condominium units at the affordability rates in the original PSA. The proposed amendments will permit the project to move forward consistent with the revised PSA.

Strategic Connection:

Goal 3: A Great Place to Live and Experience

Fiscal Note: None

Recommendation:

The City Commission approve the proposed changes for Lot #10 and authorize the City Manager or their designee to execute the Fourth Amendment to Contract for Sale and Purchase for Lot #10 subject to approval by the City Attorney as to form and legality.

FOURTH AMENDMENT TO CONTRACT FOR SALE AND PURCHASE

THIS FOURTH AMENDMENT TO CONTRACT FOR SALE AND PURCHASE ("Fourth Amendment"), made and entered into as of the last signature date affixed hereto ("Effective Date") by and between **CITY OF GAINESVILLE, FLORIDA, a municipal corporation** ("Seller") and **AMJ GROUP, INC., a Florida for profit corporation** ("Buyer"), with Seller and Buyer collectively referred to as the "Parties."

RECITALS

- A. Buyer and Seller are the Parties to that certain Contract for Sale and Purchase dated on or about November 3, 2021, as amended ("Contract"), regarding the purchase and sale of certain real property as described in the Contract; and
- B. The Parties entered into a First Amendment to the Contract on or about December 17, 2021; and
- C. The Parties entered into a Second Amendment to the Contract on or about December 22, 2021; and
- D. The Parties entered into a Third Amendment to the Contract on or about January 21, 2022; and
- E. The Parties desire to amend the Contract in the manner and pursuant to the terms, conditions, and other provisions of this Fourth Amendment.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid by each party to the other, the receipt and sufficiency whereof is hereby acknowledged, the Parties hereto, intending to be legally bound hereby, do hereby covenant and agree as follows:

- 1. *Recitals.* The foregoing recitals are true and correct.
- 2. *Amendment.* Section 6 SPECIAL CONDITIONS of the Contract is amended as follows in strike-through and underline format:
- 6. **SPECIAL CONDITIONS:**
 - (a) DEVELOPMENT AGREEMENT: As material consideration to the parties for entering into this Contract, the parties shall continue to negotiate the terms of and enter into a Development Agreement that is in substantial conformance with the Development Agreement Term Sheet attached hereto and incorporated as ~~Exhibit A ("Development Agreement Term Sheet")~~ Exhibit A ("Development Agreement Term Sheet") [NOTE: This Fourth Amendment includes an amended Exhibit A in strike-through and underline format.]. The parties expressly recognize that Closing on the Property is not contingent on the parties, prior to Closing, fully executing the Development Agreement.
 - (b) POST-CLOSING – DEVELOPMENT REQUIREMENTS; REVERTERS; SECURITY; ASSIGNMENT; MORTGAGES AND MORTGAGEE RIGHTS/OBLIGATIONS: It is expressly recognized that the Buyer's commitment to timely completing a development on the Property after Closing was a material inducement to the Seller selecting the Buyer in the Seller's competitive real estate disposition process and entering into this Contract. As such, the special warranty deed by which Seller will convey title to the Property shall include language in substantial conformance with the language contained in this Paragraph 6b and same shall survive the Closing.
 - (1) Development Requirements: Buyer shall construct on the Property a mixed-use development with a minimum of 7 stories to accommodate the following uses and quantities: a minimum of 104 residential condominium units and/or rental housing, and/or senior housing; a minimum of one floor of office space;

a full-service grocery store (defined as a retail establishment open to the public that is engaged in the sale of fresh foods and produce); a footbridge connecting the Property with the City-owned parking garage adjacent to the Property; right of way improvements; and a minimum of 75 on-site parking spaces, (only if required by the prospective grocer). 100% of the residential units constructed will be no greater than 140% AMI Housing ~~and a majority of the residential units constructed will be~~ and at least 20% of the residential units constructed will be no greater than 120% AMI Housing, without the need for any subsidy or assistance (aside from City of Gainesville and/or State of Florida down payment assistance programs), depending on the household size and assuming prevailing costs and interest rates as of the Effective Date. All of the foregoing is collectively referred to as the "Development."

As used herein, the following terms are defined as follows:

120% AMI Housing: means a housing unit that is sold at a price that is affordable to a Household with an Annual Household Income at or below 120% of AMI.

140% AMI Housing: means a housing unit that is sold at a price that is affordable to a Household with an Annual Household Income at or below 140% of AMI.

AMI: means the most current "area median income" (also known as "median family income" or "MFI") for a Household in the Gainesville, Florida, area as periodically published by the United States Department of Housing and Urban Development (HUD), without regard to any adjustments made by HUD for the purposes of the programs it administers.

Annual Household Income: means the aggregate annual income of a Household as determined by using the standards set forth in 24 CFR § 5.609, as may be amended, or as otherwise required by the applicable funding source.

Household(s): means all persons who will occupy a unit and share living arrangements.

(2) Reverter: In the event Buyer fails to meet any of the following three obligations, the Seller shall have the absolute right, but not the obligation, to cause title to the Property to revert to Seller, unless Buyer's failure to meet the obligation was caused by a riot, war on American soil, national emergency, strike, flood, hurricane, fire, act of God, or other Force Majeure event as provided in STANDARD W, such that Buyer is unable by reasonable diligence to avoid the delay and under such circumstances the deadline shall be extended by the Seller in writing by such reasonable time as necessary and equitable: 1) Buyer shall enter into a Development Agreement with Seller in accordance with Section 6(a) of this Contract prior to issuance of any City of Gainesville building permits for the Property; 2) Buyer shall obtain all necessary permits and commence construction (construction is defined as above ground, vertical improvements) of the Development on or before 24 months after the Closing Date; and 3) Buyer (or applicable Surety or Mortgagee) shall complete construction of the Development (defined as receiving a Final Certificate of Occupancy from the City of Gainesville) on or before 48 months after the Closing Date. The preceding three obligation deadlines shall be collectively called the "Reverter Deadlines." Buyer and Seller agree that by mutual agreement the Reverter Deadlines provided herein may be extended.

To exercise its right of reverter upon Buyer's failure to meet any of the Reverter Deadlines, Seller shall record an Affidavit to that effect in the public records of Alachua County, Florida, on or before 48 months after Closing Date plus any extensions as provided herein. Within a reasonable time after such recording, Buyer and Seller shall close on the transfer of the Property back to the Seller. At the Closing, Buyer shall execute a deed to Seller, Seller will return to Buyer the Purchase Price, less the Deposits which shall be retained by Seller as liquidated damages. The Buyer shall provide title insurance to the Seller and shall convey the Property back to the Seller free and clear of all encumbrances.

Upon the occurrence of the earlier of the following two occurrences: 1) Buyer has met all three reverter obligations concluding with the Development receiving a Final Certificate of Occupancy; or 2) Seller has not recorded a reverter Affidavit on or before 48 months after Closing Date plus any extensions as provided herein, then the right of reversion shall expire and the Property shall be automatically released of such reversion. In addition, Seller agrees to execute at Buyer's request a recordable release evidencing the

expiration of such right of reversion.

(3) Security: Buyer and its construction contractor shall provide Payment and Performance Bonds guaranteeing the Development will be completed and that payment will be made for all labor and materials (collectively, the "Surety Bond"). The Surety Bond must provide for enforcement by the City of Gainesville (such as by naming the City as an Additional Obligee), must be executed and recorded in the public records of Alachua County, must be issued by a surety insurer authorized to do business in the State of Florida, and the Surety Bond must state on its front page:

1. The name, principal business address, and phone number of the contractor, the surety, the owner of the property being improved, and the City.
2. The bond number assigned by the surety.
3. A description of the Development sufficient to identify it, such as a legal description or the street address of the property being improved, and a description of the Development improvements.

Before commencing construction on the Development, the Buyer shall provide to the Seller a certified copy of the recorded Surety Bond. The Surety Bond shall guarantee the performance of the construction work in the time and manner prescribed in the construction contract and the prompt payments to all persons defined in Section 713.01, Florida Statutes, who furnish labor, services, or materials for the work provided for in the construction contract. It is expressly recognized that the Seller being named as an Additional Obligee or otherwise being granted rights to enforce the Surety Bond, is done for the sole purpose of protecting the Seller's interest in the completion of the Development, and in no way creates any obligation, liability, or expense on behalf of the Seller.

(4) Assignment: Prior to receiving a Final Certificate of Occupancy for the Development, the Buyer may not sell, convey, assign, or otherwise transfer or dispose of any of its rights, title, and interest in the Property or the Development, or any duty or obligation of the Buyer pertaining to the Property or the Development, or any part thereof, without prior written consent of the Seller, which consent may be withheld by Seller in its sole and absolute discretion. However, Seller hereby acknowledges, consents, and agrees that, without further notice to or consent of Seller, Buyer shall be entitled to assign all of its rights, title, and interest in or to the Property or the Development to a subsidiary or affiliate, which is owned in whole or in part by Buyer or a subsidiary or affiliate of Buyer, under common ownership with Buyer, or controlled by Buyer, (the "Buyer's Successor"), pursuant to a written assignment document, which shall include Buyer's Successor's consent and agreement to be bound by all obligations of the Buyer as stated in this Contract, the Development Agreement, and the special warranty deed. Buyer or Buyer's Successor shall provide the Seller with a copy of the written assignment document, together with the name and address of a contact person for purposes of notice to the Buyer's Successor.

(5) Mortgage and Mortgagee's Rights and Obligations: The Buyer may, without prior written consent of Seller, mortgage its interest in the Property or Development, or any part thereof, to any party that lends money for the purchase of the Property or the costs of construction of the Development and requires a written, recorded mortgagee interest in the Property or the Development (a "Mortgagee"). Buyer shall promptly provide Seller with a copy of any recorded Mortgage and the name and address of a contact person for purposes of notice to the Mortgagee.

The Seller shall provide each Mortgagee with a copy of any notice of default (including, but not limited to, the obligations to commence construction and to complete construction of the Development as set forth in this Paragraph 6), together with any opportunity to cure, as provided by this Contract, on its own behalf or on behalf of the Buyer; provided, however, that if the event of default cannot practically be cured by the Mortgagee without the Mortgagee taking possession of the Property, then the Seller shall grant the Mortgagee such additional time as is reasonably necessary in order for the Mortgagee to obtain possession of the Property and cure such event of default, provided that the Mortgagee provides the Seller with documentation evidencing that the Mortgagee is diligently undertaking and proceeding to obtain such possession and cure such default to the Seller's reasonable satisfaction. In any event, the Mortgagee shall not have more than 180 calendar days from the date of notice of default to cure such default or breach. To

avail itself of the opportunity to cure, Mortgagee shall indemnify, defend, and hold harmless the Seller from any and all damages, claims, suits, and liability of any kind that Buyer may have or assert against the Seller as a result of the Seller providing Mortgagee an opportunity to cure.

3. *Counterparts.* This Fourth Amendment may be executed in one or more counterparts, which when taken together by facsimile or electronic transmission, shall be deemed an original.
4. *Controlling Document.* Except to the extent modified and amended by this Fourth Amendment, the Contract as amended shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Parties have set their hands and seals below as of the date written.

SELLER:

CITY OF GAINESVILLE, FLORIDA, a municipal corporation,

By: _____
Cynthia W. Curry, Interim City Manager

Date: _____

WITNESSES:

Signature

Print Name

Signature

Print Name

APPROVED AS TO FORM AND LEGALITY:

City Attorney
City of Gainesville

BUYER:

AMJ Group, Inc.

By: _____
Michael E. Warren, President

Date: _____

WITNESSES:

Signature

Print Name

Signature

Print Name



Real Estate Developer
 Property Manager
 Real Estate Broker
 Real Estate Investor
 General Contractor
www.AMJinc.com

502 Northwest 16th Avenue, Suite 1

Gainesville, Florida 32601

352-375-4600

Fax 352-338-0982

August 2, 2021

City of Gainesville
 Office of the City Manager
 200 East University Avenue
 Gainesville, FL 32601

RE: *Term Sheet*

Dear Mr. Feldman,

Since the May 6, 2021 City Commission meeting, and after each of the two meetings with you and your staff, the team at AMJ Group Inc. (AMJ), has been singularly focused on being able to respond to the City Commission approved motion, along with other matters discussed with City Staff.

Motion: 1) Direct the City Manager to negotiate with AMJ and ask to come back with more information about what 25% subsidized and 50% subsidized housing looks like with very clear definitions around workforce, low-income, very low income, as well as the opportunity to include housing for seniors and people with disabilities; and 2) Come back with a term sheet, see that information and understand how the conversation are going, as we go throughout this process. Due back in August.

Design Process: AMJ hired its project architect Fitzgerald Collaborative, lead architect Donald Gray, in order to begin initial design, space planning, grocery store layout, parking - including ADA spaces and accessibility, ramp location, office gross square feet and net square feet, floor plate efficiency and residential space planning including unit type, unit size, floorplate gross and net square feet and floor plate efficiency.

~~All of the above items, and other not described herein, has served many functions including jumpstarting the design process prior to closing, modelling the cost to build and ultimately having more accurate costs for the residential for sale units, subsidies needed to attain affordability and if units beyond the initial 15% of the 72 units mentioned by Mike Warren at the City Commission meeting, approximately 10 units, would/could be affordable at one or more of the income levels defined in the City Commission motion. (More on this in the affordable housing section below.)~~

Subject Site: 104 Southwest First Avenue, Gainesville, FL 32601

Buyer Entity: A legal entity that is formed by the buyer, AMJ Group, Inc., owned in whole or in part, and/or under or controlled by buyer.

Purchase Price (U.S. Currency): \$2,045,000 (Two Million and Forty-Five Thousand Dollars)



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Payment: At closing, ~~to occur not later than 90 days after City Commission approved contract.~~
~~(A) Close by cash, subject to adjustments or pro rations.~~

Use of Funds from Sale: Post closing development agreement will detail each.

- \$350,000*- site improvements (enhanced street parking, roadwork, ADA)
- \$0.00**- footbridge (no funding request, \$150,000 was included in original proposal) - connects parking garage to development
- \$1,000,000***- on-site affordable housing units

Site Improvements*: Currently the right of way surrounding the subject site needs on street parking, very few presently exists or are able to be used, which would be open to the public, right of way enhancements are needed such as drainage, full ADA accessibility surrounding the site and connecting to the parking garage on the ground level with enhanced ramps and crosswalks etc.

Footbridge:** The vast majority of those living and/or working in the proposed project will park in the adjacent City of Gainesville parking garage. The intended use has many additional benefits including access for those with disabilities ensuring the easiest path to their home/office and is as accessible as possible. This bridge will be convenient for ADA, and others certainly, as this is a reasonable accommodation for wheelchairs at all access points. Additionally, we request that GRU grant the easements needed for this and for the general government to agree this connection.

Housing*:** Total units have increased from 72 to 104, approximately 45%.

Unit Mix: Studio, One Bedroom, Two Bedroom

The project architect, the Fitzgerald Collaborative, is deeply engaged with initial design as previously discussed. This was an intense effort, in a very short time frame, 3 weeks, which in a project of this type would have easily taken 3 months. We hope this shows our commitment to seeing this project to completion and our large effort to fully understand how design and cost will determine ways to find creative solutions for more affordable housing.

To that end, through many days, hours, discussions and cost, the “pre-design” and “programming” phase we are now finishing, there are some very positive conclusions:

First, as requested, the City Commission moved, “...very clear definitions around workforce, low-income, very low income”. The US Department of Housing and Urban Development (HUD) Income limits for Gainesville MSA 2021 – Very Low (50%) Median Family Income (AMI), Low Income (80%) AMI and Workforce (140%) AMI. See attached spreadsheet defining each further.

Secondly, to ensure we understood this deeply we consulted with all levels of government up to the State and met with, and spoke to, multiple local, regional, and state agencies and non-profits. Additionally, we set up spreadsheets to compute what each of the HUD income categories would allow each person(s) to afford for a mortgage payment spending not more than 30% of income on housing costs, including the estimated real taxes and modest condo fee. (see attached)



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Affordability:

Substitute at least 20% for nearly all

- 100% of the units will be fully affordable, with all unit sizes, at one HUD category, workforce (140% AMI), and for ~~nearly all~~ in the moderate income (120% AMI) category, without the need for any subsidy or assistance, depending upon the family size. (Assuming present costs and prevailing interest rates).
- We therefore suggest that any needed subsidy is directed towards those person(s) with a greater need than those above, 80% AMI or below - categories that include low and very low-income person(s). Additionally, many of the affordable for sale units we have researched across the country seems to be aligned with 80% AMI and up to 100% AMI depending upon jurisdiction. In only a few cases were there units in the 60% AMI category, and to date we have yet to find any in the 50% AMI. All of that to say the City Commission may wish to consider what income categories it seeks to serve.
- The buyer has requested that \$1,000,000 of the purchase price assist with down payment assistance and/or subsidy. To assist in the effort, we have attached a spreadsheet showing the range of sales price(s) for the proposed project's three different unit types and the subsidy needed to make it affordable depending upon family size and HUD income categories between 50% & 140% AMI.
- Rather than give a total cost for 25% or 50% of the units to be subsidized, the attached spreadsheet will allow the City to view the funds required, per unit type, and per family size, then simply multiply it by the number of units desired up to the \$1,000,000 set aside for said purpose.

New Source For Down Payment Assistance:

- AMJ has identified an additional resource which may fund up to \$25,000 for those who qualify based upon income below 80% AMI. These are new funds and can be used along with the purchase price set aside of \$1,000,000.

Disabilities – person(s) who qualify may receive up to \$35,000 in total down payment assistance. Additionally, there will be several units that will comply with Universal Design, defined by Ron Mace as “design that’s usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.”

Veterans – person(s) who qualify may receive up to \$35,000 in total down payment assistance.

Parking: The proposed development currently has approximately 90 parking spaces, pending tenant and any requested changes. Additional parking is anticipated to be in the so-called SW Downtown Garage.

~~**City of Gainesville Parking Garage Retail Space:** This space, either in whole or in part, will be needed to assist with the project. It will be used as an office, a model unit will be constructed by Elevated Design and Construction, Michael Beard, and as a venue for home ownership / homebuyer education courses, which includes face-to-face homebuyer education. Additionally, every affordable housing agency we spoke with confirmed that providing services adjacent to the project site is the most beneficial location possible.~~



~~Terms: Price per foot \$12.50 for the first 36 months and an option for 36 additional months at \$14.00 per square foot.~~

Structure Overview: The proposed development is currently designed to contain up to 10 stories and ~314,000 square feet, but 7 floors are guaranteed in the structure. The multiuse building will include a grocery store, on-site parking, office space, and residential ~~condominiums~~.

Time Frame: Construction to begin approximately 12 months after closing, and could be sooner. Buyer agrees to a "claw back" provision should a building permit not be issued within 24 months to Buyer. By mutual agreement time period may be extended.

We look forward to working with you and your staff on the successful completion of this transformative project.

Please contact us with any comments or questions regarding any of the above.

Sincerely,



Michael Warren, President
AMJ Group, Inc.



Anthony Lyons, Vice President
AMJ Group, Inc.



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City of Gainesville Agenda Report

File #: 2022-793

Agenda Date: December 15, 2022

Department: City Auditor

Title: 2022-793 RTS Limited Scope Review (B)

Description: The objective of the RTS Limited Scope Review was to analyze preventable driver incidents and collisions data to identify potentially inequitable management practices, including an assessment of the operating effectiveness of controls related to disciplinary actions for preventable vehicular incidents.

Explanation:

Strategic Connection:

NA

Fiscal Note:

NA

Recommendation:

Audit Committee recommends the City Commission accept the auditor's report.

***Regional Transit System
Limited Scope Review***

December 13, 2022



Ginger Bigbie, CPA, CFE, City Auditor

200 E University Avenue, Room 211 Gainesville, FL 32601
352.334.5020



GAINESVILLE CITY COMMISSION

Lauren Poe, Mayor
David Arreola
Cynthia Chestnut
Desmon Duncan-Walker
Adrian Hayes-Santos
Reina Saco
Harvey Ward, Mayor Pro Tempore

AUDIT COMMITTEE MEMBERS

Lauren Poe, Mayor
Harvey Ward, Mayor Pro Tempore
Harold Monk, CPA, CFE (Appointed)

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RTS Limited Scope Review

Executive Summary

What We Did

Operations

We performed a limited scope review around the management of Gainesville Regional Transit System (RTS) collision reporting and corrective actions. The objective of this engagement was to analyze preventable driver incidents and collisions data to identify potentially inequitable management practices, including an assessment of the operating effectiveness of controls related to disciplinary actions for preventable vehicular incidents.

The review was conducted through inquiry, observation, and limited testing for processes in scope. Specifically, we obtained and analyzed preventable accident data from the RTS Trackit system and impacted employee files to identify:

- Unexpected or potentially inequitable trends in disciplinary actions.
- Compliance with policy and procedures.

Equity Analyses

We also analyzed demographic information from the RTS Trackit system related to RTS collisions, disciplinary action from employee manual files, and demographic data from the Human Resources Department ERP system to determine if the actions taken by management for preventable collisions were consistent, in alignment with policy and procedures, and equitable. Please see the Background section and Appendix A for details of:

- Aggregate gender and ethnicity of RTS drivers.
- Aggregate demographic categories by preventable collision and corrective action information.
- Aggregate demographic categories by collision, corrective action, and alignment with policy and procedures.

Opportunities for Improvement

Operations

We identified the following opportunities for improvement around RTS assessment and management of preventable accidents and documentation of disciplinary action:

- **Documentation:** RTS has a system in place to assess and manage preventable accidents; however, complete and consistent documentation of preventable collisions is not always maintained in the Trackit event system and in employee manual files.
- **Policy Compliance:** RTS procedures and guidelines are outdated increasing the risk of inconsistencies when applied to management of preventable collisions and documentation.
- **Quality Assurance:** Quality assurance reviews are not included in the procedures nor performed. These reviews would reduce manual errors and ensure the consistent classification of collisions and subsequent corrective actions.

Equity Analyses

We identified minor inconsistencies in disciplinary actions; however, we did not identify significant inequitable management practices. Addressing the control issues noted above will improve consistency and accuracy of documentation and disciplinary action.

We would like to thank RTS and Human Resources personnel for their cooperation, accessibility, and professionalism throughout this review.

INTRODUCTION

In April 2022, the City Auditor’s Office conducted an investigation of certain Gainesville Regional Transit System (RTS) collisions and resulting disciplinary actions based on unresolved complaints and hotline reports. While the matters in the investigation did not find wrongdoing by management, there was indication of opportunities for internal control improvements; therefore, the RTS Limited Scope Review was added to the audit plan and approved by the Audit Committee and City Commission on June 15, 2022 and June 16, 2022 respectively. The objective of this engagement was to analyze preventable driver incidents and collisions data to identify potentially inequitable management practices, including an assessment of the operating effectiveness of controls related to disciplinary actions for preventable vehicular incidents.

SCOPE AND METHODOLOGY

The scope of this review included an assessment of the design, structure, and operating effectiveness of controls related to RTS assessment and management of preventable accidents and collisions, and documentation of disciplinary action from January 23, 2019, through August 25, 2022.

The review was conducted through inquiry, observation, and limited testing for processes in scope. Specifically, we obtained and analyzed preventable accident data from the RTS Trackit system and impacted employee files to:

- Identify unexpected or potentially inequitable trends in disciplinary actions.
- Review preventable collision documentation and corrective action for compliance with policy and procedures.
- Review collision classification for alignment with Federal Transit Administration reporting requirements.

RESULTS AND CONCLUSION

As a result of our review, we identified opportunities for improvement around inconsistent and incomplete documentation of RTS collisions which contribute to errors and inconsistent corrective action.

AUDIT ISSUES AND RISK RATINGS		
High Risk	Moderate Risk	Low Risk
	1. Incomplete and Inconsistent Documentation of RTS Collisions	

Audit issue details with management action plan are included within the *Audit Issues and Management Action Plans* section beginning on page 12.

- **High Risk:** Key controls do not exist or are not effective, resulting in an impaired control environment. High-Risk control weaknesses require immediate corrective action detailed in the management action plan.
- **Moderate Risk:** Adequate control environment exists for most processes. Moderate risk control weaknesses require corrective action detailed in the management action plan.
- **Low Risk:** Satisfactory overall control environment with a small number of low-risk control improvement opportunities that do not require corrective action or a management action plan.

We would like to thank RTS and Human Resources personnel for their cooperation and professionalism throughout this review.

GOVERNMENT AUDITING STANDARDS COMPLIANCE

We conducted this audit engagement in accordance with *Generally Accepted Government Auditing Standards* and the *International Standards for the Professional Practice of Internal Auditing*. Those standards require that we plan and perform the engagement to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our observations and conclusions based on our audit objectives.

INTERNAL AUDIT TEAM

Ginger Bigbie, CPA, CFE, City Auditor

Brecka Anderson, CIA, CFE, CGAP, Interim City Auditor

Diana Ferguson-Satterthwaite, FCCA, CIA, Internal Audit Manager

Peter DeMaris, Internal Auditor

Meayki Batie, Senior Executive Assistant

BACKGROUND

Gainesville Regional Transit System (RTS), with over 130 buses, provides bus transit services for the City of Gainesville and Alachua County. These buses were operated by approximately 330 current and former transit operators (drivers) from January 2019 to August 2022. An inherent risk of transit operations is collisions. City policies and procedures and the Federal Transit Administration guidelines are in place to mitigate this risk.

Policies and Procedures

Equity

The City of Gainesville states in its Equal Opportunity Policy *EO-4* Discrimination, Harassment and Conduct, that the City does not discriminate, nor will it tolerate discrimination, based on race, color, gender, etc. This policy applies to all aspects of employment with the City, including discipline and termination. (See Useful Links in Appendix B.)

RTS Employee Manual

The RTS employee manual states that “any Operator who is charged with a preventable vehicular accident will be disciplined in accordance with City of Gainesville Personnel Policies and Procedures, Policy 19, Rule 23.” (See Useful Links in Appendix B.)

Code of Conduct

The City provides guidance for disciplinary procedures in the *Code of Conduct* manual for Human Resources Policy E-3. Section 1 of the Code of Conduct states that these rules and regulations “are designed to ensure the rights and safety of all City employees and to provide working guidelines to assure equitable and businesslike deportment to efficiently service the community effectively.” Rule 23, carelessness which affects the safety of personnel, equipment, etc., is the code of conduct applicable for preventable collisions. The offenses for Rule 23 include: 1. Written Instruction & Cautioning; 2. Five Days Suspension; 3. Dismissal. (See Useful Links in Appendix B.)

Labor Agreements

Additionally, the Amalgamated Transit Union (ATU) Agreement states that the City “reserves the right to discipline or discharge any employee for just cause” and that “employees are subject to all applicable rules and regulations of the City and the Transit System.” Any official written reprimand must be provided to the employee outlining the reason for the reprimand. Concordantly, City Policy E-3 requires that “in all cases of disciplinary action, the Department Head, Division Head or Supervisor initiating the process is required to complete an Employee Notice form informing the employee of the action taken.” Per the ATU Agreement, an employee must be notified of disciplinary action within 30 working days of the employer becoming aware of the event. (See Useful Links in Appendix B.)

Federal Transit Administration

The Federal Transit Administration (FTA) provides financial and technical assistance to local public transit systems and oversees safety measure.

RTS is required to adopt a Safety Management System (SMS) based on the *Federal Transit Administration (FTA) Guidelines*. As a result, Trackit Manager (Trackit), a cloud-based records management system was implemented by RTS in 2019 to document accidents (collisions) and incidents in compliance with FTA requirements.

Documentation of RTS Collisions and Incidents

At the time of this review, RTS collisions were classified in Trackit as miscellaneous, non-preventable, preventable, undefined, or under investigation. This engagement focused on preventable collisions, considered to be those in which the operator (driver) either caused, was party to the cause, or failed to use safety and defensive techniques to prevent.

From January 23, 2019 to August 25, 2022 (the system date range of available data at the time of this review) 640 events were logged in Trackit as outlined in figure 1 below. 123 of 640 events were identified as preventable collisions according to the incident type category in the data file.

Figure 1 RTS Collisions and Incidents January 2019 to August 2022

Summary of Trackit Events						
	Classification					
Incident Type	Miscellaneous	Non Preventable	Preventable	Under Investigation	Undefined	Number of Events
Collisions and Incidents - Collisions	9	175	123	1	0	308
Collisions and Incidents - Incidents	10	204	24	0	0	238
Collisions and Incidents - Miscellaneous	15	49	22	0	1	87
Collisions and Incidents	1	4	2	0	0	7
Total	35	432	171	1	1	640

National Transportation Database reportable classifications

The National Transit Database (NTD) was established to be the Nation's primary source for information and statistics on the transit systems of the United States. FTA regulations require that recipients or beneficiaries of grants from the FTA submit data to the NTD. As an FTA grant beneficiary, RTS is required to submit Safety and Security reports to the NTD.

Events entered into Trackit are assigned an NTD classification. We compared the NTD Reportable classification with the Severity and Description for each entry to ascertain if they were being classified properly. In reviewing the Trackit data for the preventable collisions from January 23, 2019, to August 25, 2022, we summarized the NTD reportable classifications for each entry. Within Trackit, 10 collisions were

deemed reportable, 96 entries were deemed not reportable, and 17 were not given NTD classifications. For the 17 entries that were blank:

- 3 should have been designated as reportable.
- 1 entry is undetermined based on the information provided in Trackit.
- 13 entries should have been designated as not reportable.

Management indicated that when the Trackit system was initially implemented, the inclusion of NTD classification was not mandatory, however, management began requiring entries for the field in 2021. We confirmed that preventable collisions for 2021 and 2022 were all assigned NTD designations in Trackit.

Equity Analysis

We analyzed demographic information related to RTS collisions from the RTS Trackit system, disciplinary action from employee manual files, and demographic data from the Human Resources Department ERP system to determine if the action taken by management for preventable collisions was consistent, in alignment with policy and procedures, and equitable.

We compared the gender data from the Human Resources Department ERP system and employee manual files. We identified a gender discrepancy in Human Resources and RTS data with one record. According to Human Resources, ethnicity data is obtained based on employee self-reporting, and there is no validation process. Auditors alerted Human Resources and RTS management to the data discrepancy for this record.

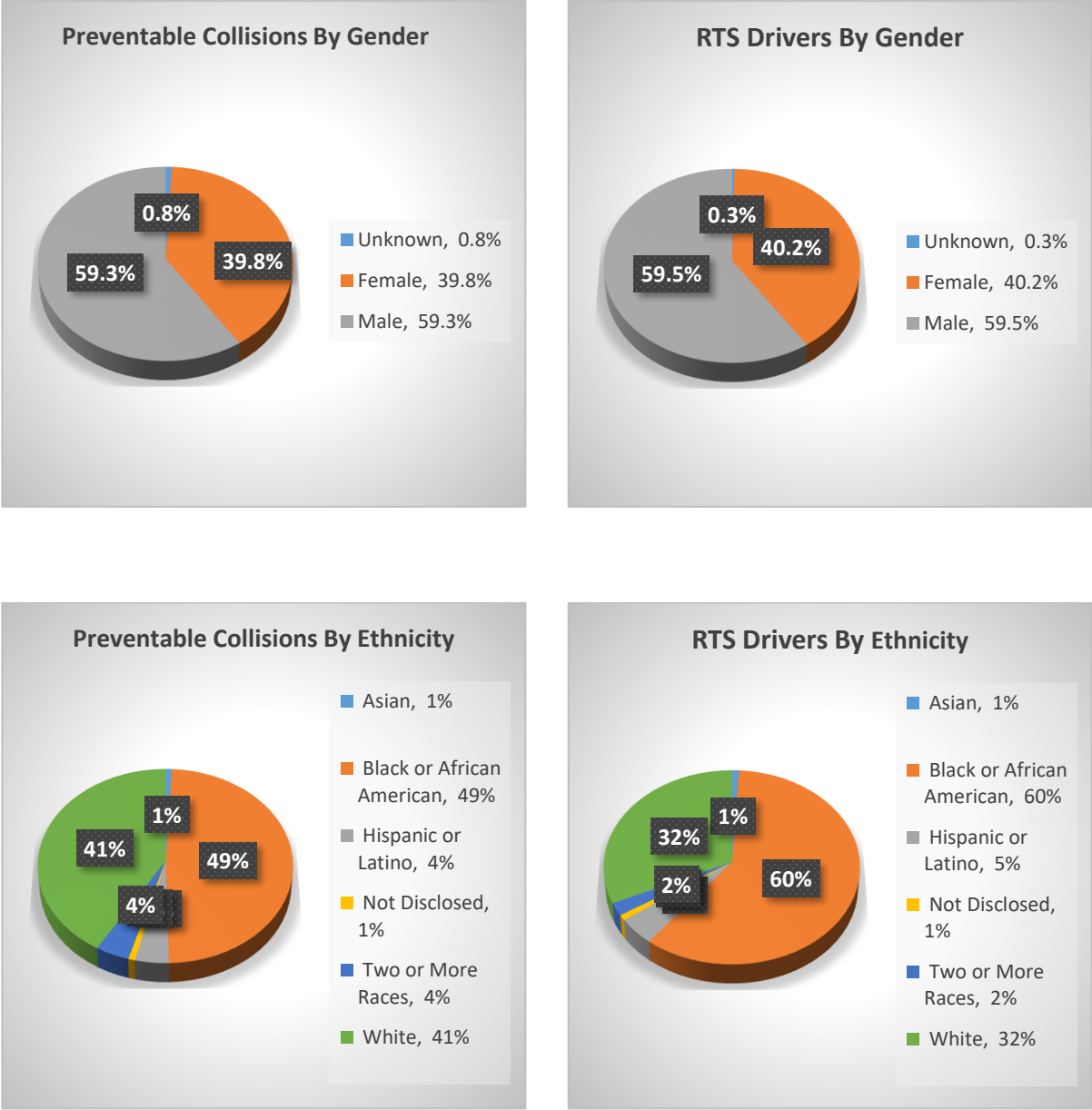
For the period in scope, our analyses identified:

- Aggregate gender and ethnicity of RTS drivers (see section A, below).
 - Aggregate demographic categories by preventable collision and corrective action information (see section A, below).
 - Aggregate demographic categories by collision, corrective action, and alignment with policy and procedures (see section B, below).
- A. RTS buses were operated by 333 current and former drivers between January 2019 and August 2022. Approximately 60% of the drivers were male and 40% female. RTS drivers fall into five ethnic groups; Asian, Black or African American, Hispanic or Latino, White, and two or more races. Approximately 60% of the drivers employed in the period were Black or African American, 32% white, and 8% of other ethnicities. See figure 2 below.

The gender breakdown of drivers with preventable collisions was consistent with the gender breakdown for all drivers. While approximately 60% of the overall RTS driver population was black, 49% of preventable collisions were attributed to black drivers. White drivers made up 32% of the driver population but accounted for 41% of preventable collisions. See figure 2 below.

We analyzed non-preventable collisions to determine if there was a possible correlation with preventable collisions based on the ethnicity of the drivers. The ethnicity ratio was similar for preventable and non-preventable collisions. See figure 13 in Appendix A.

Figure 2 Gender and Ethnicity RTS Drivers vs. Preventable Collisions



B. We analyzed preventable collisions to confirm alignment with City policies and procedures. The outcome for 59 of 123 collisions was inconsistent with City policies.

- Relevant employee files were not updated with disciplinary documentation for **45** of the 59 collisions. Three of the 45 collision resulted in significant damage with no or minor only injury (see figure 12 in Appendix A).
- **10** employees received written warning memos instead of employee notices. 8 of the 10 employees were female (see figure 4 below), and
- Management waived **4** of 18 suspensions. No demographic disparities were noted for the waived suspensions (see figure 11 in Appendix A).

Where accident information was not documented in employee files or memos were issued instead of employee notices, the male-to-female ratio did not correlate to the driver or preventable collision population (see figure 3 below). No significant changes in ethnicity were observed.

The ratio of male to female drivers was higher, where information was not updated on the employees' files. More females were issued written warning memos than male drivers (see figure 4 below).

Figure 3 Demographics of Collision not on Employee File vs. Preventable Accident Demographics

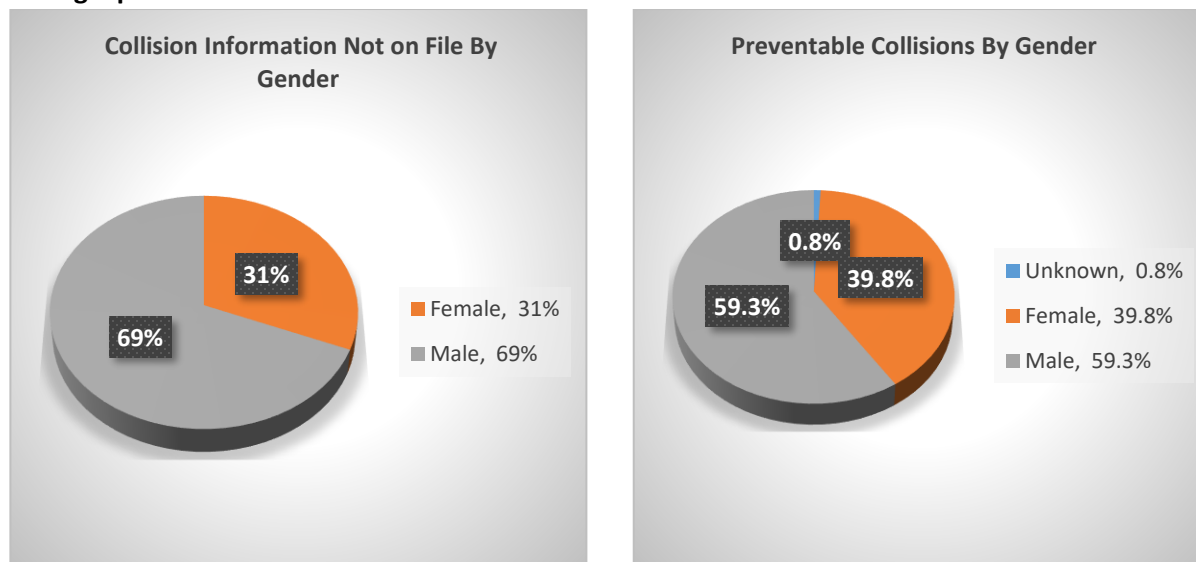
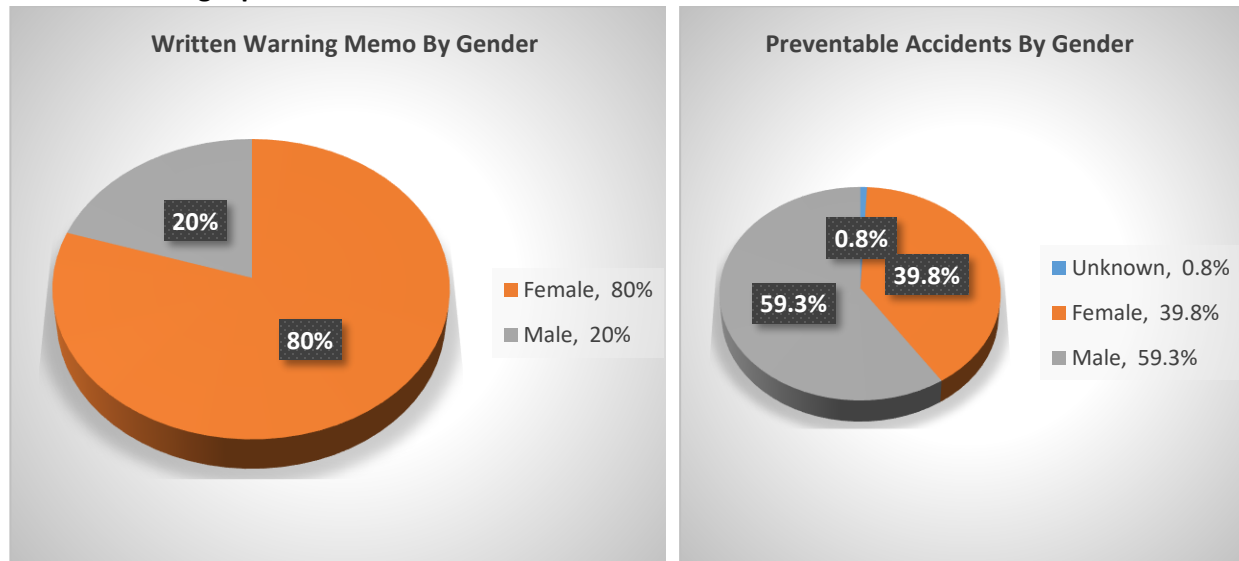


Figure 4 Demographics of Collision with outcome written Warning Memos vs. Preventable Accident Demographics



AUDIT ISSUE AND MANAGEMENT ACTION PLAN

ISSUE #1 Incomplete and Inconsistent Documentation of RTS Collisions

Risk rating: [Moderate]

Observation:

The Gainesville Regional Transit System (RTS) documentation of some preventable collisions in the Trackit event system and employee manual files is not complete or consistent. Additionally, procedures and guidelines are not complete and not consistently applied. The process for assessing and determining if a collision is preventable is not documented, collisions and incidents are not clearly defined in RTS Employee Handbook and Transit Supervisors Handbook, and quality assurance procedures to review and document accident and collision classifications and planned corrective actions are not well developed. Specifically:

Incomplete and Inconsistent Documentation

From January 23, 2019, to August 25, 2022, 123 collisions were categorized as preventable in the RTS TrackIt system. The following discrepancies were noted upon review of the 123 RTS preventable collisions:

- Employee manual files were not updated with accident information, corrective actions, or disciplinary actions for 44 of the 123 preventable collisions reviewed. Three of the 44 collisions resulted in significant damages. See figure 5 of Appendix A for demographic breakdown and figure 12 for collision type and severity.
- The corrective action plan captured in Trackit was not updated with coaching information for 22 of 30 collisions, where it was determined that drivers must receive additional coaching. None of these collisions resulted in significant damage or injury.
- Inconsistencies were identified between the Trackit system and RTS employee manual files for seven of 123 preventable collisions. The discrepancies were related to the driver name, accident severity, and date. These collisions resulted in minor damage and no injuries, and disciplinary action was properly applied.
- Three preventable collisions were misclassified as miscellaneous in the Trackit system rather than as collisions resulting in incomplete documentation and incorrect action. The drivers were issued written warning memos, and the corrective action plan was not updated with coaching information.

Oversight and Monitoring for Policy Compliance

Disciplinary action is not consistently applied for preventable collisions. Management's actions were inconsistent with the City's E-3 Code of Conduct and the Amalgamated Transit Union Agreement for 54 of the 123 collisions for the period in scope (see figure 5 in the Appendix A). Furthermore, incorrect action was taken for 44 collisions (inconsistent with policy), and no action was taken for ten collisions.

The City's Human Resources policy E-3 Code of Conduct rule 23 requires issuing employee notices with written instruction and cautioning, or suspension or dismissal for RTS driver preventable accidents. However, RTS did not consistently apply the policy. Of the 44 collisions with incorrect actions, drivers were issued written warning

memos for ten collisions, coached for 30 collisions, and suspensions were waived for four collisions. One of the ten collisions for which a memo was issued resulted in significant damage. No significant damage or injury was noted for the remaining collisions.

Of the ten collisions with no action taken, RTS management did not identify the driver for one collision and did not notify drivers of the potential for disciplinary action within thirty (30) working days for nine collisions. As a result, no action was taken. These collisions did not result in significant damage or injury.

Quality Assurance Controls

Inconsistencies were identified between the Trackit system and RTS employee manual files for seven of 123 preventable collisions. The discrepancies were related to the driver name, accident severity, and date. In addition, discussions with union representatives related to collisions and the outcomes are not documented. The current RTS Employee Handbook and Transit Supervisors Handbook do not include roles and responsibilities for quality assurance reviews of all collision documentation. Quality assurance reviews help reduce manual errors, and help ensure consistent classification of collisions that support equitable corrective action where applicable.

Criteria:

The Federal Transit Administration (FTA) requires that organizations report transit-related safety and security data and reportable events that meet National Transit Database (NTD) reporting thresholds. Per the FTA guidelines¹, all safety events (including “near misses”), no matter how minor they may be perceived, should result in notification to key personnel and management so they can be investigated, assessed, and recorded in line with SMS data collection and analysis requirements.

RTS Employee Handbook, Section XII, Subsection 8. Safety/Motor Vehicle Code states that "Any Operator who is charged with a preventable vehicular accident will be disciplined in accordance with City of Gainesville Personnel Policies and Procedures, Policy 19, Rule 23 - Carelessness which affects the safety of personnel, equipment, tools, or property or causes materials, parts, or equipment to be damaged or scrapped."

Title 49 CFR §673.5 defines an accident as an event that involves any of the following: a loss of life; a report of a serious injury to a person; a collision of public transportation vehicles; a runaway train; an evacuation for life safety reasons; or any derailment of a rail transit vehicle, at any location, at any time, whatever the cause.

Per the 2022 NTD Safety and Security Policy manual², a collision is a vehicle or vessel accident in which there is an impact of a transit vehicle or vessel with another vehicle or object, such as (but not limited to) another transit vehicle, a non-transit vehicle, a person, an animal, an object, a rail vehicle, a vessel or a dock.

¹ FTA Report No. 0204 - Guidelines for Performing Transit Bus Accident Investigations November 2021

<https://www.transit.dot.gov/sites/fta.dot.gov/files/2021-11/FTA-Report-No-0204.pdf>

² 2022 NTD Safety and Security Policy Manual

<https://www.transit.dot.gov/ntd/2022-ntd-safety-and-security-reporting-policy-manual>

The agreement between the City of Gainesville and the Amalgamated Transit Union states that disciplinary action shall be in a timely fashion and the employee shall be notified of the potential of such disciplinary action within thirty (30) working days of the employer becoming aware of the event giving rise to the discipline.

Cause:

Factors contributing to incomplete and inconsistent documentation of RTS preventable collisions in Trackit and employee files include:

- RTS policies and procedures relating to accident management are outdated. The employee handbook was published in 2004, and revisions have not been finalized.
- The definition and criteria of RTS accidents, collisions, and incidents in the RTS Employee Handbook and Transit Supervisors Handbook are unclear, increasing the risk that records entered in Trackit by various supervisors will not be documented in a consistent manner. RTS believes that some incidents were incorrectly classified as collisions in Trackit.
- Supervisor roles and responsibilities during ongoing collision investigations are not clearly defined in the Transit Supervisors Handbook which may impact timely and appropriate corrective action.
- The lack of formal quality assurance processes for reviewing all collisions contributes to inconsistencies and errors not being detected and corrected timely.
- RTS did not collect some information during the initial implementation of the Trackit system. As improvements in the process were made, new parameters were added to the Trackit system that helped improve documentation over time.

Risk:

Incomplete and inaccurate documentation of accidents, collisions, and incidents within the Trackit system and employee manual files housed in RTS increases the risk:

- Of incorrect reporting of accident information to management and the FTA.
- Of litigation due to potentially inequitable disciplinary actions, or bypass of the disciplinary process for preventable collisions.
- To public safety risk if RTS driver corrective action is not taken.

Recommendation:

1. We recommend that RTS management update the RTS Employee Handbook and Transit Supervisors Handbook to **clearly** define:
 - a) Procedures and guidelines for all RTS collisions, accidents and incidents, categories and criteria, and eliminate all “miscellaneous” categories in the Trackit system.
 - b) Procedures and corrective action for handling driver accidents and collisions to ensure consistent corrective action and complete documentation in system and employee files.
 - c) Management’s use of memos in response to preventable collisions.
 - d) Monitoring for completion of required training as a corrective action.

- e) Key roles and responsibilities relating to key processes in the management of RTS collisions include collision investigation, classification of preventable vs non-preventable, course of driver corrective action, and quality assurance review of the investigation, classification, and corrective action decisions.
- 2. We recommend management implement a quality assurance process to review all collisions and related documentation to reduce the risk of manual error and to help ensure the equitable application of policy and procedures and subsequent discipline.
- 3. To facilitate management's improved data-driven decision-making, we recommend management document those discussions with union representatives related to RTS driver collisions and document the outcome of those discussions, then periodically analyze all RTS collision data to identify trends, inform training programs, and correct errors timely.
- 4. To reduce the risk of error and inequitable discipline, management should consider streamlining their RTS driver management processes and related documentation by maintaining all forms, documentation, corrective and disciplinary actions, and employee training, in one location or system such as the Trackit system.

Management Action Plan

RTS Management would like to thank the City Auditor for the above recommendations. We will work with the Union as well as HR and Risk Management staff to review all the recommendations and ways to implement this into our existing Safety and Security plans. Some of the steps to implement will include the following actions:

- All disciplinary actions are reviewed on case by case basis with HR staff and may require different disciplinary action as it would be rare for two accidents to be exactly the same and have all the exact same conditions and circumstances. Some of these collisions were considered incidents; incidents may require different type of disciplinary action than a collision. RTS worked with HR staff on every disciplinary action for consistent application of the disciplinary actions. RTS and HR staff has also worked with the Union on all disciplinary actions and some of the disciplinary actions were changed per mutual agreement between the two parties to resolve any potential grievances/arbitration concerns.
- Item where MISC code was used has been corrected on the accident tracking software (Trackit).
- Due to new federal regulations the safety and security officer will report directly to the Transit Director.
- RTS created a Transit Safety and Security position approximately 5 years ago to oversee this program and implement the new state and federal requirements related to safety and security that needed to be added to the system. Some of what appears to be missing information is because data was not collected before the new requirements and RTS is continuously looking for ways to improve on existing processes and procedures. RTS will review our processes and procedures and make updates to reflect industry best practices.

- RTS is currently reviewing the employee Handbook and Supervisor Handbook to incorporate new state and federal requirements and look into ways to incorporate the City Auditor's recommendations to clarify definitions.
- RTS is currently working with the Union to update policies and procedures to incorporate new state and federal requirements.
- RTS is currently working with Union to update definitions in accordance to new state and federal regulations as well as revised incident/accident disciplinary actions.
- RTS will maintain documentation on RTS/Union resolutions to eliminate the perception of inconsistencies of implementation of disciplinary actions.
- RTS Supervisors' responsibilities will also be updated and revised to reflect the new processes and procedures

Due date:	December 31, 2023
Responsible Party:	Jason Bunce, Transit Safety and Security Officer Helen Harris, Assistant Transit Operations Manager
Accountable Party:	Jesus Gomez, Interim Transportation /Transit Director Roy Darnold, Transit Operations Manager
Consulted Party:	Andrew Person, Special Advisor for Sustainable and Equitable Economic Development
Informed Party:	Cynthia W. Curry, Interim City Manager

APPENDIX A – CHARTS & GRAPHS

Figure 5 RTS Preventable Collisions – Outcome

Gender	Dismissal	On File-Resign Before Action Taken	Not on File-Resign Before Action Taken	Driver Not Identified	Accident Not On File	WI C RT	WI C RT 3S	WI C RT 5S	WI C RT EP	WWM	Total
Unknown	0			1			0	0		0	1
Female	1	2	1		13	16	1	4	3	8	49
Male	1				31	19	2	11	7	2	73
Total	2	2	1	1	44	35	3	15	10	10	123

WI C RT - Written Instruction Cautioning & Refresher Training: WI C RT 3S - Written Instruction Cautioning & Refresher Training and 3 days Suspension
 WI C RT 5S - Written Instruction Cautioning & Refresher Training 5 days Suspension: WI C RT - Written Instruction Cautioning & Refresher Training and Extended Probation
 WWM – Written Warning Memo

Figure 6 Preventable Collisions Action Taken by Gender

Gender	Bus on Bus	Bus struck vehicle	Collisions	Fixed Object	Mirror Slap With Damage	Mirror Slap No damage	Multi Vehicle	Pedestrian or Bicyclist	Rear End	Relief Vehicle	Total
Female	7	9	0	5	1	0	1	0	2	0	25
Male	1	15	2	6	3	1	0	4	7	1	40
Total	8	24	2	11	4	1	1	4	9	1	65

Figure 7 Preventable Collisions Action Taken by Ethnicity

Ethnicity	Bus on Bus	Bus struck vehicle	Collisions	Fixed Object	Mirror Slap With Damage	Mirror Slap No damage	Multi Vehicle	Pedestrian or Bicyclist	Rear End	Relief Vehicle	Total
Black or African American	4	11	1	7	1	0	1	0	7	0	32
Hispanic or Latino	0	1	0	0	0	1	0	0	0	0	2
Two or More Races	0	2	0	0	0	0	0	1	1	0	4
White	4	10	1	4	3	0	0	3	1	1	27
Total	8	24	2	11	4	1	1	4	9	1	65

Figure 8 Preventable Collisions with Disciplinary Action

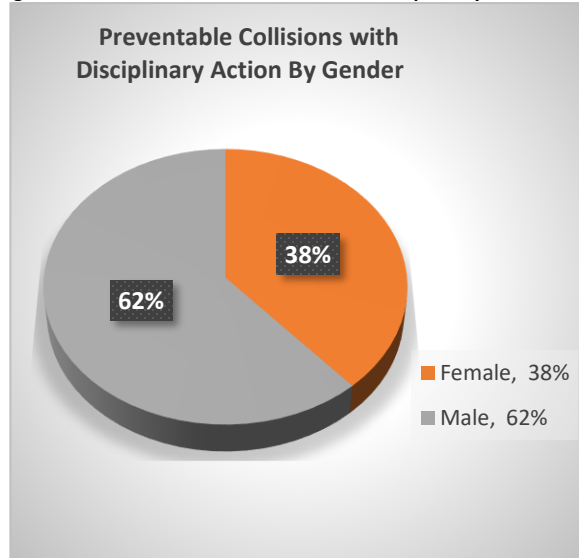


Figure 9 Dismissal Demographics

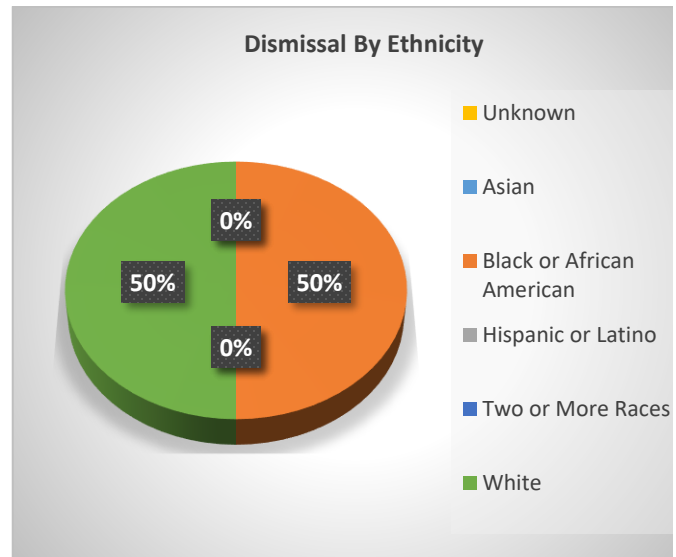
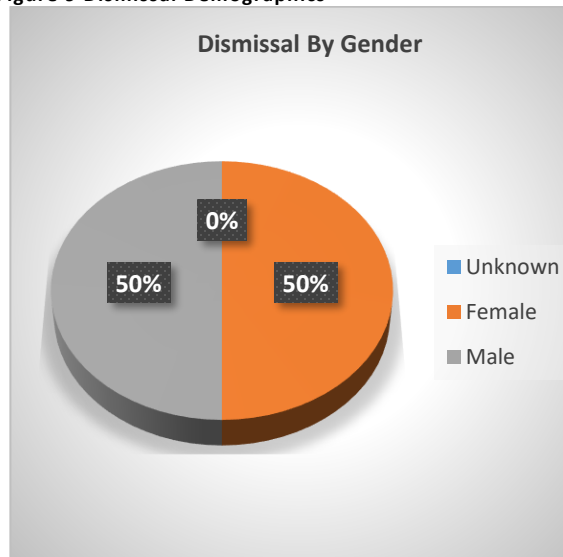


Figure 10 Suspension Demographics

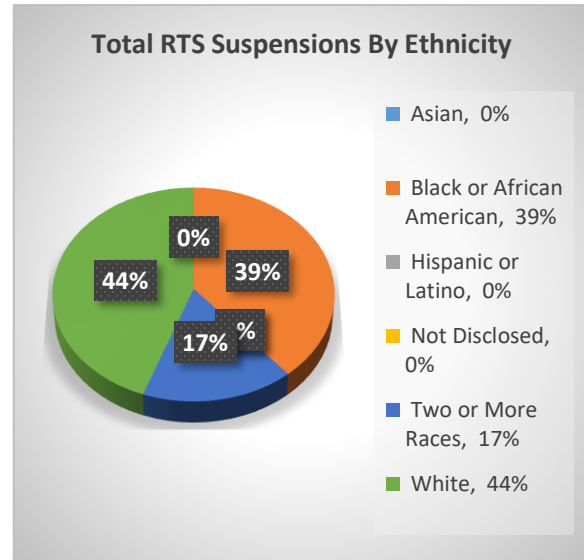
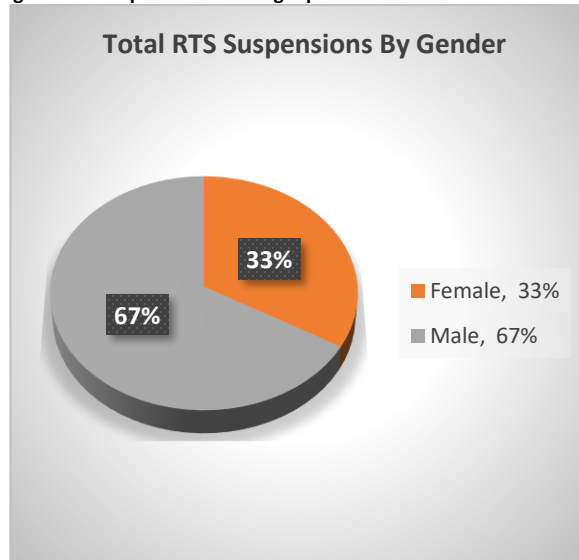


Figure 11 Suspension Waived Demographics

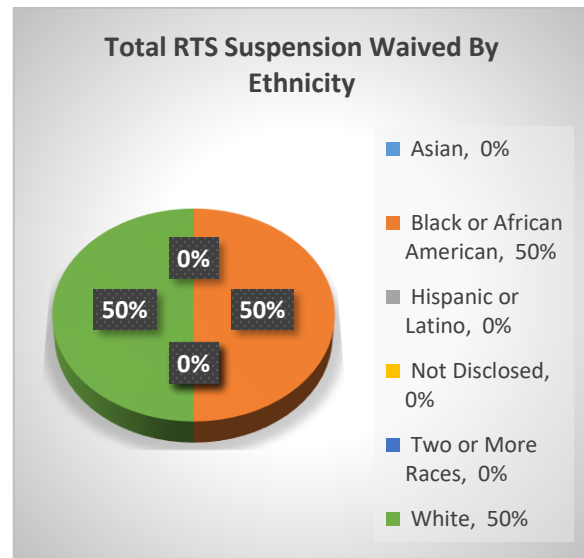
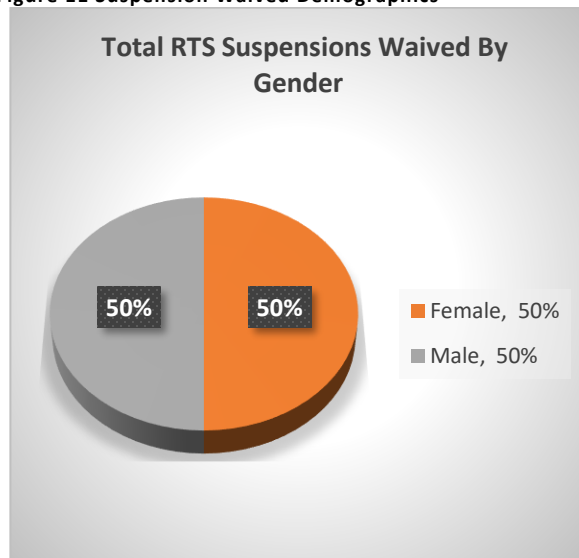
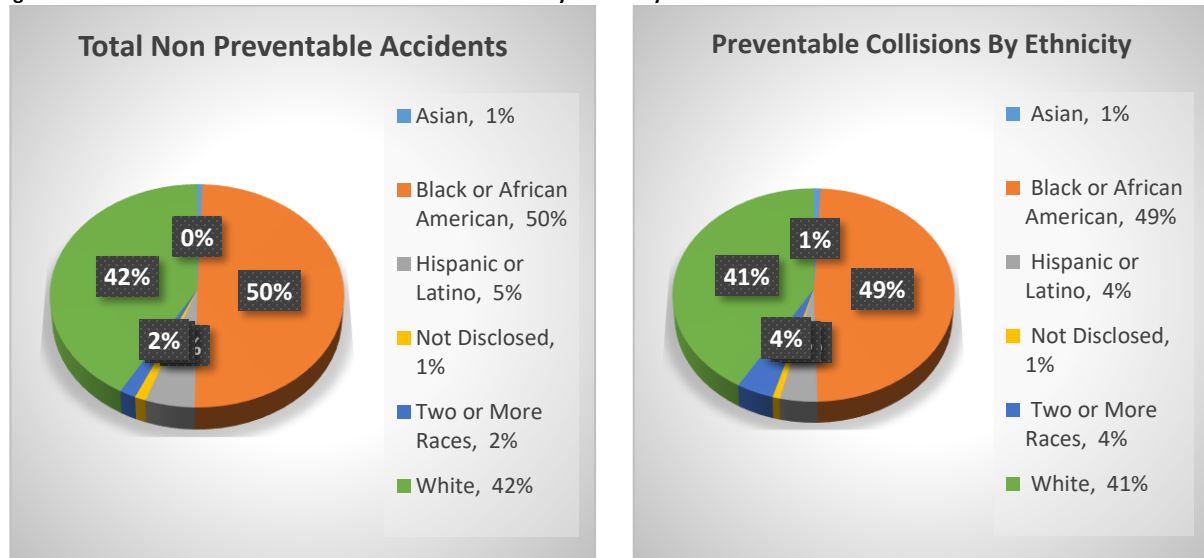


Figure 12 Collisions Not Updated on Employee File & Driver Not Identified by Severity and Type

Severity	Collision Type										Total
	Bus on Bus	Bus struck vehicle	Collisions	Fixed Object	Mirror Slap With Damage	Mirror Slap No damage	Rear End	Rear ended	Relief Vehicle	Vehicle struck bus	
Minor damage, minor injury	0	1	0	0	0	0	1	0	0	0	2
Minor damage, no injury	5	8	1	8	8	0	4	1	1	0	36
Severity unknown	1	1	0	1	0	1	0	0	0	0	4
Significant damage, minor injury	0	0	0	0	0	0	0	0	0	1	1
Significant damage, no injury	0	0	0	1	1	0	0	0	0	0	2
Total	6	10	1	10	9	1	5	1	1	1	45
Percentage	13%	22%	2%	22%	20%	2%	11%	2%	2%	2%	

Figure 13 Preventable and Non Preventable Collisions by Ethnicity



APPENDIX B – USEFUL LINKS

- Equal Opportunity Policy EO-4 - <https://www.gainesvillefl.gov/files/assets/public/office-of-equity-and-inclusion/documents/eo-4-discrimination-harassment-and-conduct1.pdf>
- RTS employee manual - <http://go-rtis.com/wp-content/uploads/2015/01/RTS-Employee-Handbook.pdf>
- Code of Conduct Policy E3 - <https://www.gainesvillefl.gov/files/assets/public/human-resources/documents/e-3-code-of-conduct.pdf>
- Amalgamated Transit Union (ATU) Agreement - <https://www.gainesvillefl.gov/files/assets/public/human-resources/documents/atu-2021-2024.pdf>



City of Gainesville Agenda Report

File #: 2022-794

Agenda Date: December 15, 2022

Department: City Auditor

Title: 2022-794 2022 Public Records Policy Compliance Audit (B)

Description: The objective of the 2022 Public Records Policy Compliance Audit was to review adequacy of the City's Public Records Policy and citywide staff compliance with the policy to ensure efficient use of City resources, timely response to requests, and effective monitoring for policy compliance.

Explanation:

Strategic Connection:

NA

Fiscal Note:

NA

Recommendation:

Audit Committee recommends the City Commission accept the auditor's report.

Public Records Policy Compliance Audit

December 13, 2022



Ginger Bigbie, CPA, CFE, City Auditor
Brecka Anderson, CIA, CFE, Interim City Auditor
200 E University Avenue, Room 211 Gainesville, FL 32601
352.334.5020



GAINESVILLE CITY COMMISSION

Lauren Poe, Mayor
David Arreola
Cynthia Chestnut
Desmon Duncan-Walker
Adrian Hayes-Santos
Reina Saco
Harvey Ward, Mayor Pro Tempore

AUDIT COMMITTEE MEMBERS

Lauren Poe, Mayor
Harvey Ward, Mayor Pro Tempore
Harold Monk, CPA, CFE (Appointed)

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Public Records Policy Compliance Audit

Executive Summary

What We Did

We performed a compliance audit and review of internal controls around the management of the City of Gainesville's Public Records Policy and guidelines. The objective of this engagement was to review citywide staff compliance with the G-5 Public Records Policy, determine if requests were addressed in a timely manner, and assess the adequacy of oversight and monitoring of policies and guidelines. Specifically, we:

Governance

- Reviewed adequacy and completeness of the City's public records policy.
- Assessed adequacy of compliance with the City's public records policy.
- Reviewed controls to ensure reasonableness and accuracy of fees assessed for public records requests.
- Assessed adequacy of oversight and monitoring of compliance with the City's public records policy.
- Assessed adequacy of public records policy training.
- Reviewed controls around handling anonymous record requests and requests for records that contain confidential data.

Reporting

- Assessed adequacy of public records reporting processes.
- Benchmarked public records-related best practices with other municipalities.

IT General and/or Application Controls

- Reviewed system processes, workflows and controls around handling all public record requests.

What We Found

The following opportunities for improvement in compliance with the G-5 Public Records Policy and Guidelines were identified:

1) Policy and Oversight Need Improvement (Moderate)

Governance around the management of City public record requests needs improvement to ensure compliance with City policy and guidelines. Specifically, training is not sufficient and was not completed by all employees, and the workflow and status of public record requests is not consistently monitored.

2) Internal Controls Around Responding to Public Records Requests Need Enhancing (Moderate)

Internal controls around public records requests should be enhanced to ensure that all requests are fulfilled with accurate responsive documents, are assessed accurate fees if applicable, and are addressed in a timely manner.

We would like to thank the management and staff of the offices of the City Clerk, the City Manager, the General Manager, the City Attorney, and the Director of Equity and Inclusion for their cooperation and professionalism throughout this review.

INTRODUCTION

We conducted a compliance audit of the City's Public Records Policy, which was added to the audit plan at the March 7, 2022, Audit Committee as a result of the 2021 enterprise risk assessment and a management request by the City Clerk. The objective of this engagement was to review citywide staff compliance with the City's Public Records Policy to ensure efficient use of City resources, timely response to requests, and effective monitoring for policy compliance.

SCOPE AND METHODOLOGY

The scope of this review included an assessment of the City's compliance with the G-5 Public Records Policy (Policy) and guidelines from October 1, 2021 through September 30, 2022. The review was conducted through inquiry, observation, and substantive testing for processes in scope. Specifically, we:

Governance

- Reviewed adequacy and completeness of the City's public records policy.
- Assessed adequacy of compliance with the City's public records policy.
- Reviewed controls to ensure reasonableness and accuracy of fees assessed for public records requests.
- Assessed adequacy of oversight and monitoring of compliance with the City's public records policy.
- Assessed adequacy of public records policy training.
- Reviewed controls around handling anonymous record requests and requests for records that contain confidential data.

Reporting

- Assessed adequacy of public records reporting processes.
- Benchmarked public records-related best practices in other municipalities.

IT General and/or Application Controls

- Reviewed system processes, workflows and controls around handling all public record requests.

RESULTS AND CONCLUSION

As a result of our review, we identified two moderate risk opportunities for improvement listed in Figure 1, below. Audit issue details with management action plans are included within the *Audit Issues and Management Action Plans* section beginning on page 15.

Figure 1 - Audit Issues and Risk Ratings

AUDIT ISSUES AND RISK RATINGS		
High Risk	Moderate Risk	Low Risk
	1. Policy and Oversight Need Improvement	
	2. Internal Controls Around Responding to Public Records Requests Need Enhancing	

Audit issue details with management action plan are included within the *Audit Issues and Management Action Plans* section beginning on page 16.

- **High Risk:** Key controls do not exist or are not effective, resulting in an impaired control environment. High-Risk control weaknesses require immediate corrective action detailed in the management action plan.
- **Moderate Risk:** Adequate control environment exists for most processes. Moderate risk control weaknesses require corrective action detailed in the management action plan.
- **Low Risk:** Satisfactory overall control environment with a small number of low-risk control improvement opportunities that do not require corrective action or a management action plan.

We would like to thank the management and staff of the offices of the City Clerk, the City Manager, the General Manager, the City Attorney, and the Director of Equity and Inclusion for their cooperation and professionalism throughout this review.

GOVERNMENT AUDITING STANDARDS COMPLIANCE

We conducted this audit engagement in accordance with *Generally Accepted Government Auditing Standards* and the *International Standards for the Professional Practice of Internal Auditing*. Those standards require that we plan and perform the engagement to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our observations and conclusions based on our audit objectives.

INTERNAL AUDIT TEAM

Ginger Bigbie, CPA, CFE, City Auditor
Brecka Anderson, CIA, CFE, CGAP, Interim City Auditor, Lead Auditor for this Engagement
Briana Solorio, CPA, Audit Consultant, Plante & Moran PLLC
Diana Ferguson-Satterthwaite, FCCA, CIA, Internal Audit Manager
Peter DeMaris, Internal Auditor
Meayki Batie, Senior Executive Assistant

BACKGROUND

With the passage of Chapter 119 of the Florida Statutes, known as the “Public Records Law” in 1909, the State of Florida began its practice of transparency in governance. The law provides that any records made or received by any public agency in the course of its official business are available for inspection, unless specifically exempted by the Florida Legislature. In 1992, Article 1, Section 2(a) of the Constitution of the State of Florida was adopted and provides a constitutional guarantee to the openness of public records.

The City is responsible for retaining and providing access to public records in accordance with Florida law. Our review of risks and controls around the management of the City’s public records requests are discussed below in Section 1 - Public Record Requests Laws, Policy and Guidelines, Section 2-Public Record Requests Processes and Workflows, and Section 3-Benchmark Results.

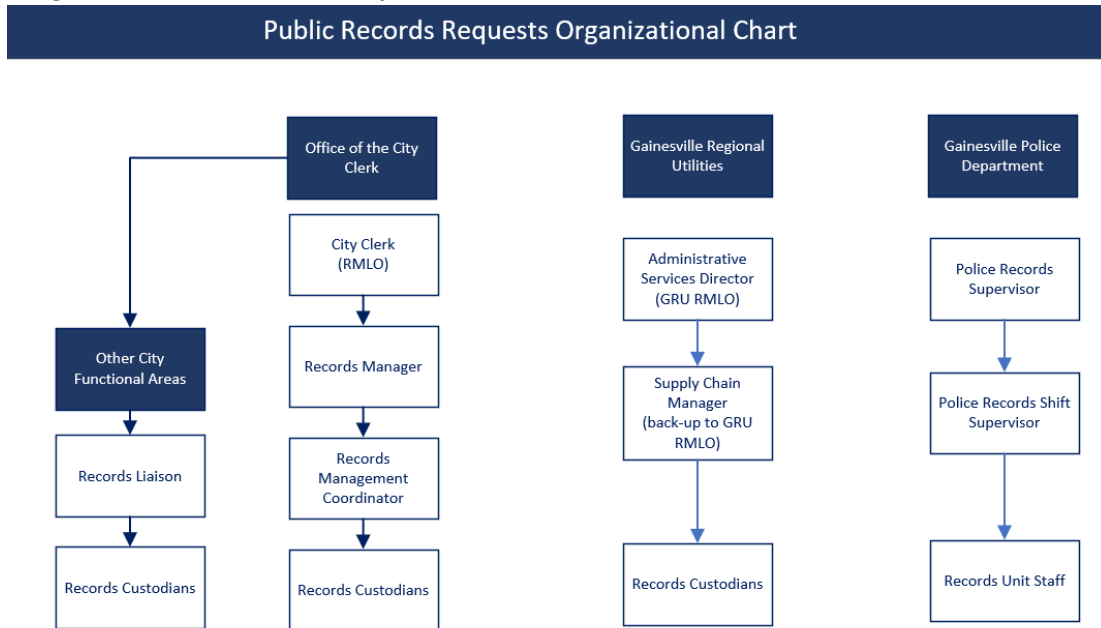
Section 1 - Public Record Requests Laws, Policy and Guidelines

Florida Statute Chapter 119, G-5 Public Records Policy, Public Records Guidelines, and Web Portal User Guide

We reviewed applicable elements of Florida Statute 119 and examined the City’s G-5 Public Records Policy and Public Record Guidelines and determined that the City adequately references applicable elements of the Statute in its Policy and Guidelines. The City adopted the G-5 Public Records Policy and the City Clerk’s Office created Guidelines to aid with managing the program. We obtained and reviewed key elements of the Public Records Policy, and the Public Records Guidelines and functional area activities were reviewed to assess compliance. Instances of noncompliance related to public records training and monitoring of public record requests identified are detailed in ***Issue 1 Policy and Oversight Need Improvement***.

Florida Statute Chapter 257.36 Records and information management, section (5)(a) requires agencies to designate one or more Records Management Liaison Officers (“RMLO”), who are responsible for coordinating the City’s response to requests for access to public records. The City Clerk is the RMLO for General Government departments and the Administrative Services Director is the RMLO for Gainesville Regional Utilities. The City’s structure of responsibilities related to handling public record requests is depicted in Figure 2.

Figure 2 – Public Records Responsibilities



JustFOIA Information System

In 2019, the City Clerk’s Office implemented an information management system (JustFOIA) for streamlining processes and workflows citywide to better manage public records requests and provide reporting capabilities. Every City employee is required to use the City’s web-based public records portal, JustFOIA, for responding to public records requests, unless otherwise directed by their respective charter officer. Many city departments utilize the JustFOIA tool for managing public record requests and workflows, with the following key exceptions:

- GRU began utilizing JustFOIA in early 2022, but mainly receives public records requests through a public records email address, mail, telephone or walk in. Most GRU requests are handled outside of JustFOIA and then loaded once requests are fulfilled.
- Most GPD requests are handled outside of JustFOIA. Requests are typically received through a public records email address, mail, telephone or walk in.
- Department staff may provide responsive documents to requestors, but not by utilizing JustFOIA.

As a result, the management and monitoring of public record requests is challenging, as detailed in **Issue 1 Policy and Oversight Need Improvement**.

The City Clerk serves as the primary administrator of the JustFOIA public records information system and maintains the JustFOIA user guide to ensure staff understands how to utilize the portal to fulfill public records requests. The City Clerk’s Office maintains an internal City public records page to share related governing documents and information as a resource to City staff fulfilling public record requests. The City Clerk’s Office also maintains a public-facing internet page that provides guidance for citizens on how to request a public record (<https://www.gainesvillefl.gov/Government-Pages/Government/City-Clerk/Public-Records-Requests>).

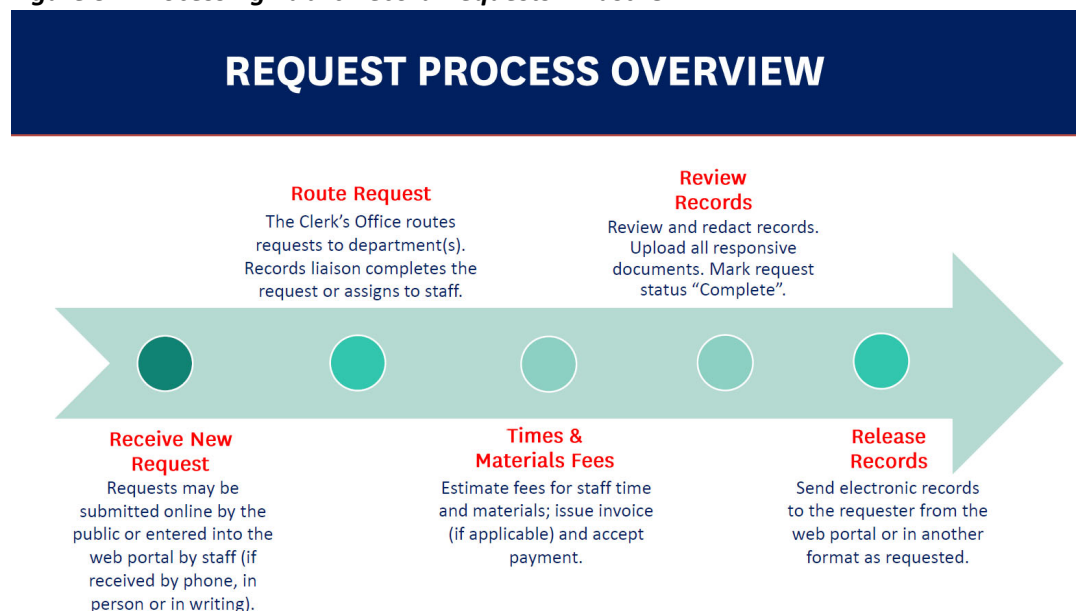
Section 2 - Public Record Request Processes and Workflows

Fulfilling Public Record Requests

A public records request may be submitted to the City by email, mail, telephone, in person, or through the JustFOIA public records portal. The request may be anonymous. Per the Public Records Guidelines and workflow, personnel should enter requests received via email, mail, telephone, or in person into JustFOIA within 24 hours or as soon as possible thereafter. There were instances where staff across the City completed public record requests outside of JustFOIA resulting in difficulty managing and tracking requests to completion, as detailed in ***Issue 2 Internal Controls Around Responding to Public Records Requests Need Enhancing.***

The process for filling public records requests in JustFOIA is depicted in Figure 3.

Figure 3 – Processing Public Record Requests in JustFOIA



Source: Public Records Web Portal User Guide

Anonymous Public Record Requests: JustFOIA allows requestors to submit requests without disclosing any identifiable information. The JustFOIA system generates a unique public record request number and a security key, which allows the requestor to access the tool online to track their request in the tool. Requestors can also submit anonymous requests by phone, email, mail, or walk in. Liaisons are required to enter and track the status of requests in JustFOIA without entering the requestor's name or other identifiable information if requested. Based on our review, processes to handle anonymous public record requests are effective.

Assessing Time & Materials Fees

If a public record request requires duplication or extensive use of personnel's time, fees may be assessed in accordance with Florida Statute Chapter 119. Currently, the rates allowable by Florida law and the Public Records Policy are noted in Figure 4, below:

Figure 4 – Public Records Request Fee Structure

Copy Type	Cost
First ten (10) paper copies	Free
Copies of not more than 14 inches by 8 1/2 inches	15 cents per page (single or double sided)
Certified copies of a public record	1 dollar per certified copy
CDs and DVDs	1 dollar per disc
For all other copies (e.g., maps or plats)	Actual cost of duplication

Staff assesses fees known as special service charges to requestors when spending more than 15 minutes to locate, review, copy, and refile records. A special service charge is determined by multiplying the hourly rate plus benefits of the lowest paid staff member in the department who can fulfill the request. Staff also charge the requestor the actual cost of mailing records, if a mailed response is requested. Staff submits an invoice estimating all charges prior to fulfilling public records requests. Our review identified instances where public record request fees were not properly assessed, account numbers were not included on the invoice, and payment was not received prior to compilation of public record requests, which are detailed in **Issue 2 Internal Controls Around Responding to Public Records Requests Need Enhancing.**

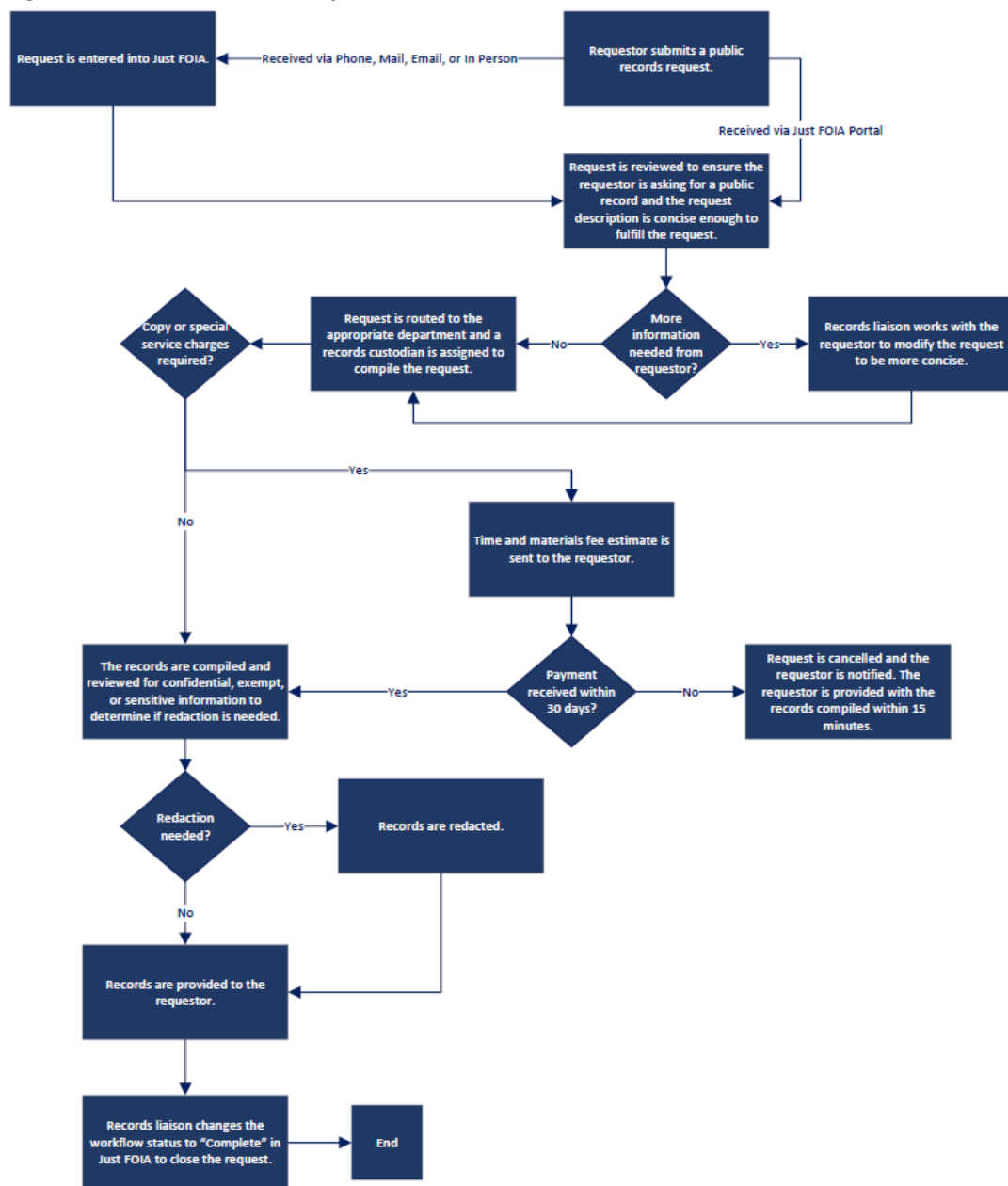
Compiling & Reviewing Records

Prior to releasing records, personnel must review the records to determine if any contents of the record are confidential or exempt from public record. Personnel must state in writing which exemptions apply and why redactions have been completed. A basic *Say Yes to Public Record Requests Training* is required for all employees. A full version of the training is required for department records liaisons. The full training did not provide sufficient guidance for liaisons for handling confidential or exempt information, as detailed in **Issue 1 Policy and Oversight Need Improvement.**

Response to Public Record Requests

The key steps in the public records request process are summarized in Figure 5.

Figure 5 – Public Records Request Process



Oversight and Monitoring

City Clerk personnel monitors JustFOIA to ensure that public record requests are completed. The City's recommended window for fulfilling a public records request is 10 business days. City Clerk personnel sends a JustFOIA reminder to the department's records liaison three-10 days after the initial request is received and when the recommended time window has passed. City Clerk staff also sends a monthly report to liaisons with the number of days public records requests have been open. Our review identified instances where monthly monitoring reports alerting staff that requests had surpassed or were approaching the recommended time window were not provided, as detailed in **Issue 1 Policy and**

Oversight Need Improvement. Based on our review, processes for intaking and routing public record requests are adequately designed; however, instances of incorrect routing of requests and untimely routing of requests were identified, as discussed in ***Issue 2 Processes Around Public Record Requests Need Enhancing.***

Public Records Training

The City’s Public Records Policy requires all personnel to attend training on public records. Two versions of the training are offered. The basic version is a part of new employee orientation and also serves as a refresher course for employees who previously received public records training. The full version is required for records liaisons and JustFOIA administrators. The trainings must be updated each time the Florida public records law changes. Our review identified instances where public records training was not completed by employees who were enrolled in the course, as noted in ***Issue 1 Policy and Oversight Need Improvement.*** See Figure 6.

Figure 6 – Completion of Public Records Training

October 2022	Basic Training Required for All Employees*	Full Training Required for Records Liaisons*
# Employees in Workday Enrolled in Course	2,340	46
# Employees Have Completed the Course	1,094	22
# Employees In Progress of Completing the Course	56	4
# Employees Who Have Not Started the Course	1,190	20
Percentage of Employees Who Have Not Completed the Assigned Course	53%	52%

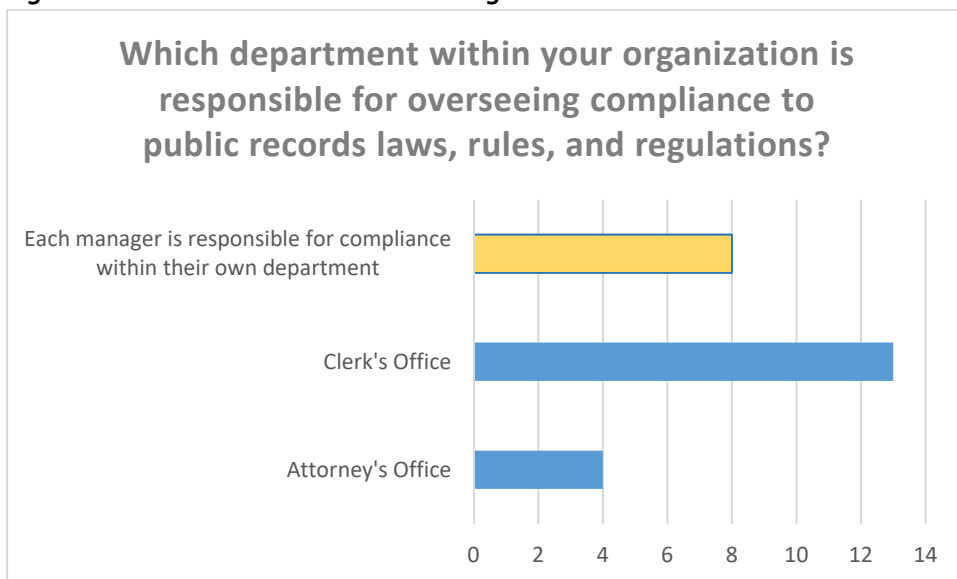
**All figures are approximate as special circumstances may impact the figures provided.*

Section 3 – Benchmark Results

The Office of the City Auditor conducted a Public Records Request Benchmarking Survey from October 20, 2022, to November 7, 2022, in order to compare policies, procedures, and practices enacted by the City of Gainesville to other local government agencies in Florida and throughout the United States to identify best practices. The survey was provided to 48 local government representatives, 25 of whom responded. Key results are highlighted below in figures 5 - 11.

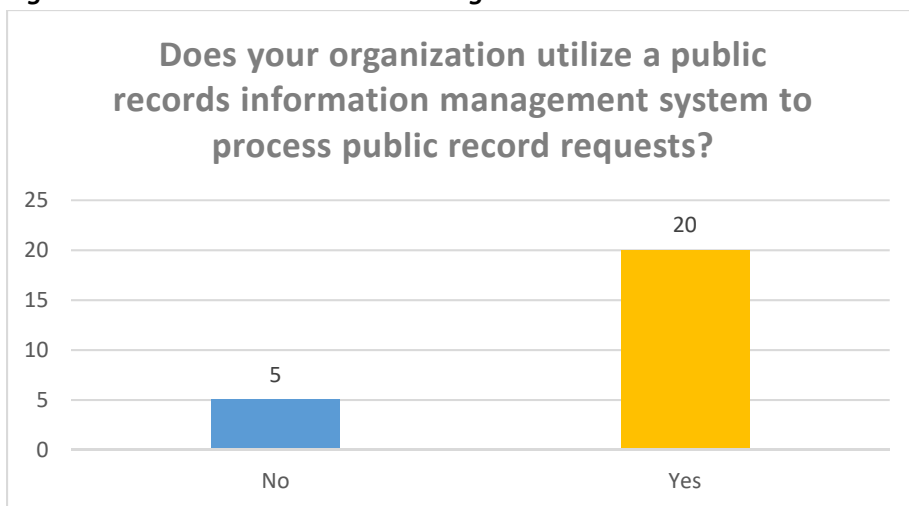
Note: The City of Gainesville’s responses are highlighted.

Figures 7 – Public Records Benchmarking



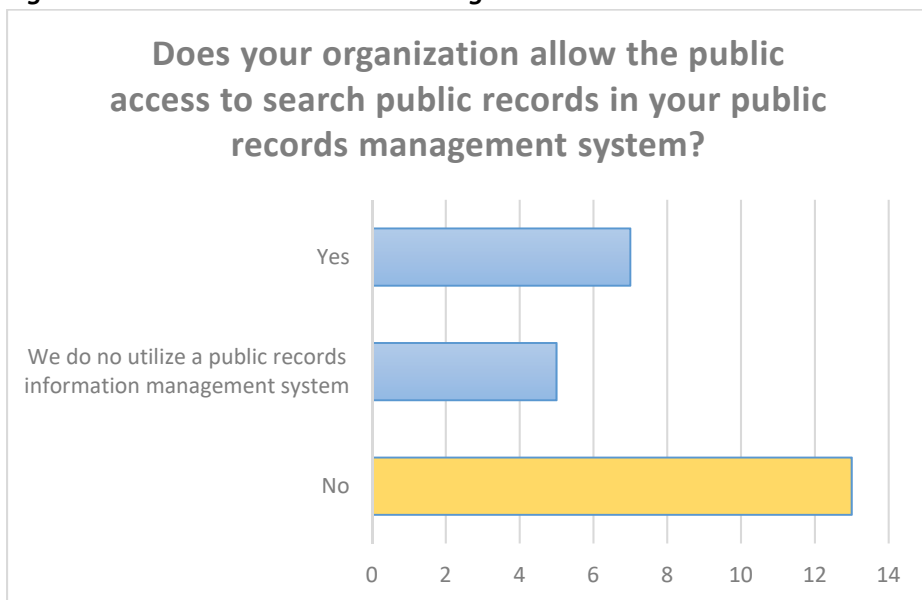
Gainesville City Clerk's Response Each manager is responsible for overseeing compliance to public records laws, rules, and regulations.

Figure 8 - Public Records Benchmarking



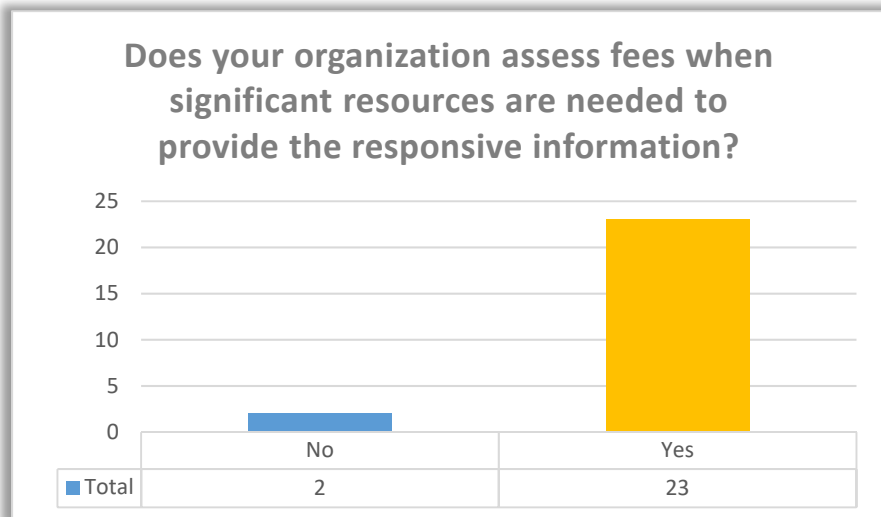
Gainesville City Clerk's Response – Yes, the City of Gainesville utilizes a public records information management system to process public record requests.

Figure 9 - Public Records Benchmarking



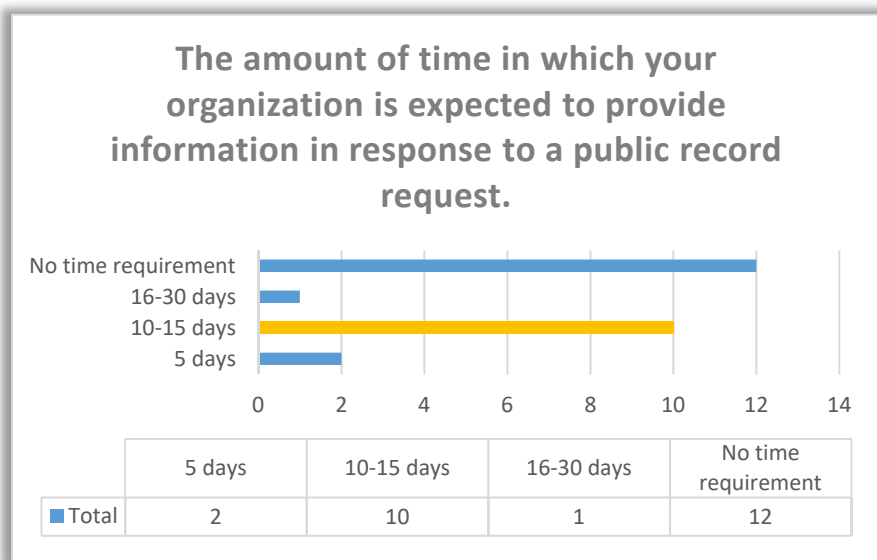
Gainesville City Clerk's Response – No, the City of Gainesville does not allow the public access to search public records in the public records management system.

Figure 10 - Public Records Benchmarking



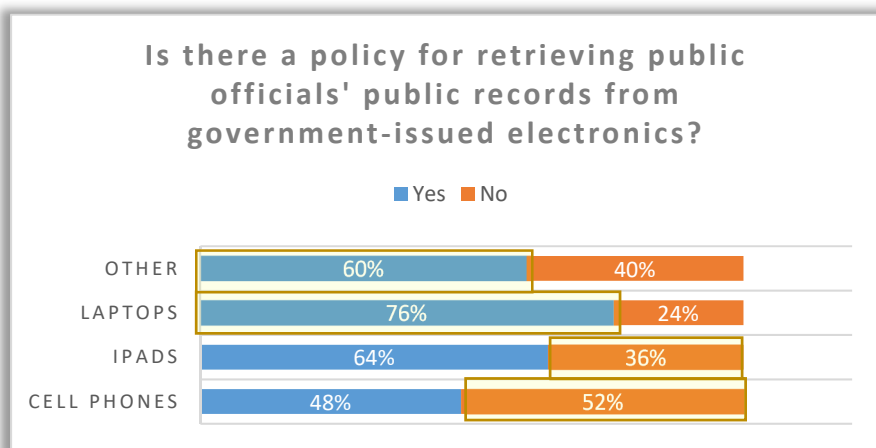
Gainesville City Clerk's Response – Yes, the City of Gainesville assesses a fee when significant resources are needed to provide the responsive information.

Figure 11 - Public Records Benchmarking



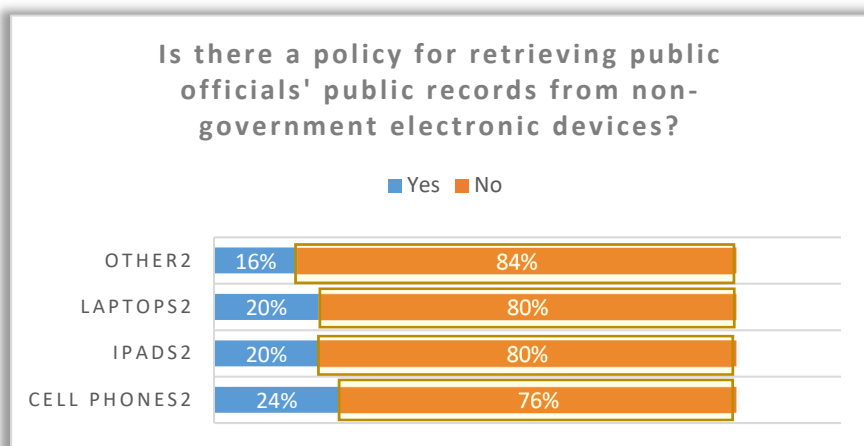
Gainesville City Clerk's Response – Ten days is the amount of time the organization is expected to provide information in response to a public record request.

Figure 12 - Public Records Benchmarking



Gainesville City Clerk's Response – Yes, the City of Gainesville does have a policy for retrieving public officials' public records from government-issued electronic devices, including iPads and cell phones.

Figure 13 - Public Records Benchmarking



Gainesville City Clerk's Response – No, the City of Gainesville does not have a policy for retrieving public officials' public records from non-government electronic devices.

AUDIT ISSUES AND MANAGEMENT ACTION PLANS

ISSUE #1 Policy and Oversight Need Improvement

Risk rating: [Moderate]

Observation:

Instances of noncompliance with City public record policy and guidelines related to training and monitoring were identified. Specifically, (A) **training** on filling requests is not sufficient and was not completed by all employees, and (B) the status of public records requests is not consistently **monitored**. (C) An element of Florida Statute was identified that, if implemented, could provide protections for the City related to public record requests. (C) The City's usage of JustFOIA to process public record requests was not consistent across the City.

(A) Public Records Training

Public records training provided to records liaisons was not sufficient regarding identifying and redacting exempt or confidential information. Before fulfilling a public records request, custodians must review public records and redact exempt or confidential information; however, the training does not include sufficient content on how a custodian can identify and redact exempt or confidential information contained in public records.

Approximately half of active employees enrolled in the basic *Say Yes to Public Records Requests* training course did not complete the training by September 30, 2022. Approximately half of active employees designated as public record liaisons or JustFOIA administrators enrolled in the full training by April 2022, but had not started the full training by September 30, 2022.

(B) Oversight and Monitoring

Reports issued by the City Clerk's Office to aid as a monitoring tool for timely completion (according to the City's recommended window) of public record requests were not provided to staff for four of twelve months in fiscal year 2022. Additionally, email reminders from the Clerk's Office were not sent to the liaisons to alert them of public record requests when:

- The recommended time window for filling public record requests was approaching for six of 11 public record requests selected for testing, and
- The recommended time window for filling public record requests had passed.

(C) Public Records Policy

We identified an element mentioned in Florida Statute 119.12 Attorney Fees that may protect the City from having to pay attorney's fees in a lawsuit alleging the City unlawfully withheld public records. A complainant would be entitled to attorney's fees if the claimant provides written notice of their records request to the City's custodian of public records, if the custodian's contact information is posted, at least five business days before filing a civil action, and the court finds the City unlawfully refused to permit the

record to be inspected. Posting the custodian's contact information on the city's website and administrative building will enable the city to claim the benefits of the statute's safe harbor from attorney's fees.

JustFOIA was not consistently utilized to process public record requests. Some functional areas processed requests completely outside of JustFOIA, and some staff loaded the results of requests after the request had been fulfilled.

Criteria:

(A) Public records training should provide sufficient details for records liaisons to ensure only non-exempt information is released to the requestor.

(A) City of Gainesville Public Records Policy Section XI states:

- All City employees are required to attend training on public records. Current City employees shall attend at least one public records training session offered by the City within one year of the effective date of this Policy. New employees shall receive public records training at new employee orientation.
- As Florida's public records law changes, training will be provided and is mandatory for all City employees. In addition, courses on public records shall be offered to all City employees.
- The City's Human Resources Department shall be responsible for implementation of the training component of this Policy.

(B) The Committee of Sponsoring Organizations of the Treadway Commission, Internal Control – Integrated Framework (2013 Framework), Control Activities Principle 16 states, "The entity selects, develops, and performs ongoing and/or separate evaluations to ascertain whether the components of internal control are present and functioning."

(C) 119.12 Attorney fees. —

- (1) If a civil action is filed against an agency to enforce the provisions of this chapter, the court shall assess and award the reasonable costs of enforcement, including reasonable attorney fees, against the responsible agency if the court determines that:
 - (a) The agency unlawfully refused to permit a public record to be inspected or copied; and
 - (b) The complainant provided written notice identifying the public record request to the agency's custodian of public records at least 5 business days before filing the civil action, except as provided under subsection (2). The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed.
- (2) The complainant is not required to provide written notice of the public record request to the agency's custodian of public records as provided in paragraph (1)(b) if the agency does not prominently post the contact information for the agency's custodian of public records in the

agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website, if the agency has a website.

Cause:

The public records training required for records liaisons is not sufficient to ensure public records are reviewed and redacted. Employee completion of mandatory public records training is not tracked or enforced. The requirement to provide monitoring reports to staff was not prioritized, which results in an increased risk that public record requests are overlooked or not responded to in a timely manner.

Risk:

Ineffective management and monitoring of public record requests increases the risk of noncompliance with the G-5 Public Record Policy, exposure of exempt data, public record workflow errors or inefficiencies, legal risk, and reputational damage.

Recommendation:

We recommend management:

- Update the content of the Public Records training for records liaisons with guidelines around identifying exempt and confidential information.
- Review and update the public records policy, and guidelines to
 - Provide adequate oversight and monitoring procedures to ensure policy compliance, and
 - Improve public record request training and tracking to include understanding of exempt data, procedures to accurately assess fees, and processes to ensure completion of training.
- Post the contact information of city custodians as allowed by Florida Statute 119.12.

Management Action Plan

The City Clerk would like to thank the Office of the City Auditor for their professionalism and work on this audit. In response to the recommendations, the City Clerk will draft revisions to the City's G5 Public Records policy and guidelines developed by the City Clerk's Office.

Policy and guideline updates will reflect:

- Designation of the City Clerk as the city's custodian of record for legal purposes, as defined in Florida Statutes 119.12 to include posting of this information.
- Strengthened public records training.
- A centralized public records request process to assist with compliance across the organization.

Due date: December 11, 2023

Responsible Party: Omichele D. Gainey, IIMC-CMC, City Clerk
Shaneka R. Young, CRM, Records Manager

Accountable Party: Omichele D. Gainey, IIMC-CMC, City Clerk

Consulted Party: Cynthia Curry, Interim City Manager
Anthony Cunningham, Interim General Manager
Daniel Nee, Interim City Attorney
Ginger Bigbie, City Auditor
Zeriah Folston, Interim Equity and Inclusion Officer
Brecka Anderson, Interim City Auditor

Risk rating: [Moderate]

Observation:

Internal controls around public record requests need enhancing to ensure that requests are addressed adequately, fees are assessed accurately, and requests are addressed in a timely manner.

For the period of October 1, 2021 – September 30, 2022, we identified public record requests housed in JustFOIA, public records requests housed in GRU Outlook mailboxes, and public records requests stored in GPD Outlook mailboxes, to assess (A) adequacy of response, (B) accuracy of fees assessed, and (C) timeliness of response to requests.

(A) Responses Not Adequate

We selected a judgmental sample of public record requests by identifying departments featuring the highest volume of public records requests, high levels of correspondence or no correspondence, high levels of document attachments or no document attachments, requests with no department name identified, or requests deemed to be higher-risk identified using keyword searches, such as city cell phone records, commissioner emails, and campaign-related records. 29 General Government or multi-department requests were selected from JustFOIA, seven GRU requests were selected from the GRU public records and customer operations email inboxes, and 11 requests were selected from the GPD public records inbox. We inspected the requests for adequacy of response. Specifically:

- Of the 29 General Government requests reviewed, there were two requests where responsive documents were not adequately responsive to the request, and four requests where correspondence with the requestor occurred outside of the JustFOIA portal. For each sampled request, when no responsive records were provided, staff communicated to the requestor that there were no responsive records. The remaining samples were correctly handled.
- Of the seven GRU requests reviewed, there was one request where evidence that responsive documents were provided was not available, thus prohibiting auditor review. For each sampled request, when no responsive records were provided, staff communicated to the requestor that there were no responsive records. The remaining samples were correctly handled.
- Of the 11 GPD requests reviewed, there were two requests where evidence that responsive records were provided was not available, thus prohibiting auditor review. The remaining samples were correctly handled.

(B) Inaccurate Fee Assessments

Public records requests were judgmentally selected from JustFOIA by identifying departments featuring the highest volume of invoices, the highest dollar value of invoices, requests appearing to require duplication charges but were not assessed a fee, and requests with an extensive volume of attachments that would be expected to require extensive review for confidential or exempt information. Selections were for the period in scope. We selected 20 General Government or multi-department public records requests from JustFOIA, two GRU public record requests from the GRU public records inbox, and five

public records requests from the GPD public records inbox. We reviewed the requests to determine the accuracy of public record request fee assessments. The results are outlined below:

- Of the 20 General Government public record requests reviewed, five hourly-rate special service charges were not rounded to the nearest quarter hour, the hourly rate of the lowest paid person was incorrect for 12 requests, invoice calculations for two requests did not agree to the hourly rate times the time spent fulfilling the request, duplication fees were not accurately assessed for one request, an invoice estimating a special service charge were not provided to a requestor for one request, and invoices did not include the department's billing account number for 13 requests.
- Of the two GRU public record requests reviewed, one invoice estimating special service charges could not be located, prohibiting auditor review.
- Of the five GPD public record requests reviewed, the hourly rate of the lowest paid person was inaccurate for two requests, the requestor was not charged for a DVD provided for one request, a requestor was required to pay a deposit instead of the full special service charge for one request, postage was not charged for one request, responsive documents were not retained for one request.

(C) Untimely Responses to Public Record Requests

We judgmentally selected as a sample of all public record requests entered in JustFOIA for the period in scope and selected 11 General Government or multi-department public records requests, one GRU request, and three GPD requests. The results are outlined below:

- We noted that of the eleven General Government public record requests reviewed, six requests were not followed up on by the Clerk's Office when the recommended time window for filling public record requests was approaching, and three requests were not followed up on by the Clerk's Office when recommended time window for filling public record requests had passed.
- Of the one GRU public record request reviewed, the request was not followed up on by GRU when the recommended time window for filling public record requests was approaching, nor when the date had passed.
- Of the three GPD public record requests reviewed, documentation was not available to show that the requests were fulfilled.

Criteria:

The City's G-5 Public Records Policy requires the following regard public records requests:

- When an employee's employment is terminated, all custodial public records will be delivered to his or her successor or supervisor.
- Prior to making copies and utilizing extensive resources or staff time, the City must provide a written estimate of the charges to the requester, which must be fully paid in advance.
- If the nature or volume of public records requested to be inspected or copied is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance

by the City employees involved, City employees shall charge, in addition to copy costs, a special service charge" and "for the purpose of this section, "extensive" shall be defined as taking more than 15 minutes to locate, review for exempt or confidential information, copy and re-file the requested material.

Public Records Guidelines requires, "if an individual requests records provided by mail, the requester will be charged the actual cost of postage, using the least expensive form of mailing possible, unless the requester requests, and agrees to pay for, an expedited form of mailing and such fees are paid in advance."

Cause:

The lack of internal controls in place to track all public record requests received and fulfilled results in the inability to adequately monitor that all requests were fulfilled.

Overall, staff lacked adequate training to ensure adherence to public records policy and guidelines.

Risk:

A lack of strong internal controls around public record request procedures increases the risk of error and other inefficiencies, reputational damage, and litigation.

Recommendation:

We recommend management increases training of all City personnel on the Public Records Policy and guidelines to ensure each department implements the City-wide requirements into their processes, improves the adequacy of responses, accurately assess fees, and ensure timely response to public record requests.

We recommend that GPD revise their public records processes allowing the public records request lifecycle to be managed through JustFOIA to provide consistency and improve tracking of requests.

We also recommend that GRU revise their public records processes allowing the public records request lifecycle to be managed through JustFOIA to provide consistency and improve tracking of requests.

Management Action Plan

The Office of the City Clerk agrees with the recommendation.

Management will increase training of all City personnel on the Public Records Policy and guidelines to ensure each department implements the City-wide requirements into their processes, improves the adequacy of responses, accurately assess fees, and ensure timely response to public record requests.

Management will revise GPD's public records processes allowing the public records request lifecycle to be managed through JustFOIA to provide consistency and improve tracking of requests.

Management will revise GRU's public records processes allowing the public records request lifecycle to be managed through JustFOIA to provide consistency and improve tracking of requests.

Due date:	December 11, 2023
Responsible Party:	Omichele D. Gainey, IIMC-CMC, City Clerk Shaneka R. Young, CRM, Records Manager Cynthia Curry, Interim City Manager Anthony Cunningham, Interim General Manager
Accountable Party:	Omichele D. Gainey, IIMC-CMC, City Clerk
Consulted Party:	Daniel Nee, Interim City Attorney Ginger Bigbie, City Auditor Zeriah Folston, Interim Equity and Inclusion Officer Brecka Anderson, Interim City Auditor



City of Gainesville Agenda Report

File #: 2022-795

Agenda Date: December 15, 2022

Department: City Auditor

Title: 2022-795 City Auditor Quarterly Update (B)

Description: The City Auditor Quarterly Update provides more transparency into activities conducted by the Office of the City Auditor. The update includes status of our work in progress, audit issue follow up, and other activities.

Explanation:

Strategic Connection:
NA

Fiscal Note:

NA

Recommendation:
Audit Committee recommends the City Commission accept the auditor's report.

AUDIT COMMITTEE

December 13, 2022

GAINESVILLE CITY COMMISSION

Lauren Poe, Mayor
David Arreola
Cynthia Moore Chestnut
Desmon Duncan-Walker
Adrian Hayes-Santos
Reina Saco
Harvey Ward, Mayor Pro Tempore

AUDIT COMMITTEE MEMBERS

Lauren Poe, Mayor
Harvey Ward, Mayor Pro Tempore
Harold Monk, CPA, CFE (Appointed)

CITY AUDITOR QUARTERLY UPDATE



City Auditor Quarterly Update



INTERNAL AUDIT TEAM

GINGER BIGBIE, CPA, CFE, CITY AUDITOR

BRECKA ANDERSON, CIA, CFE, INTERIM CITY AUDITOR

LISA SIEDZIK, CISA – IT INTERNAL AUDIT MANAGER

DIANA FERGUSON-SATTERTHWAITE, FCCA, CIA, INTERNAL AUDIT MANAGER

PETER DEMARIS, STAFF INTERNAL AUDITOR

MEAYKI BATIE, SENIOR EXECUTIVE ASSISTANT TO THE CITY AUDITOR

Slide 2

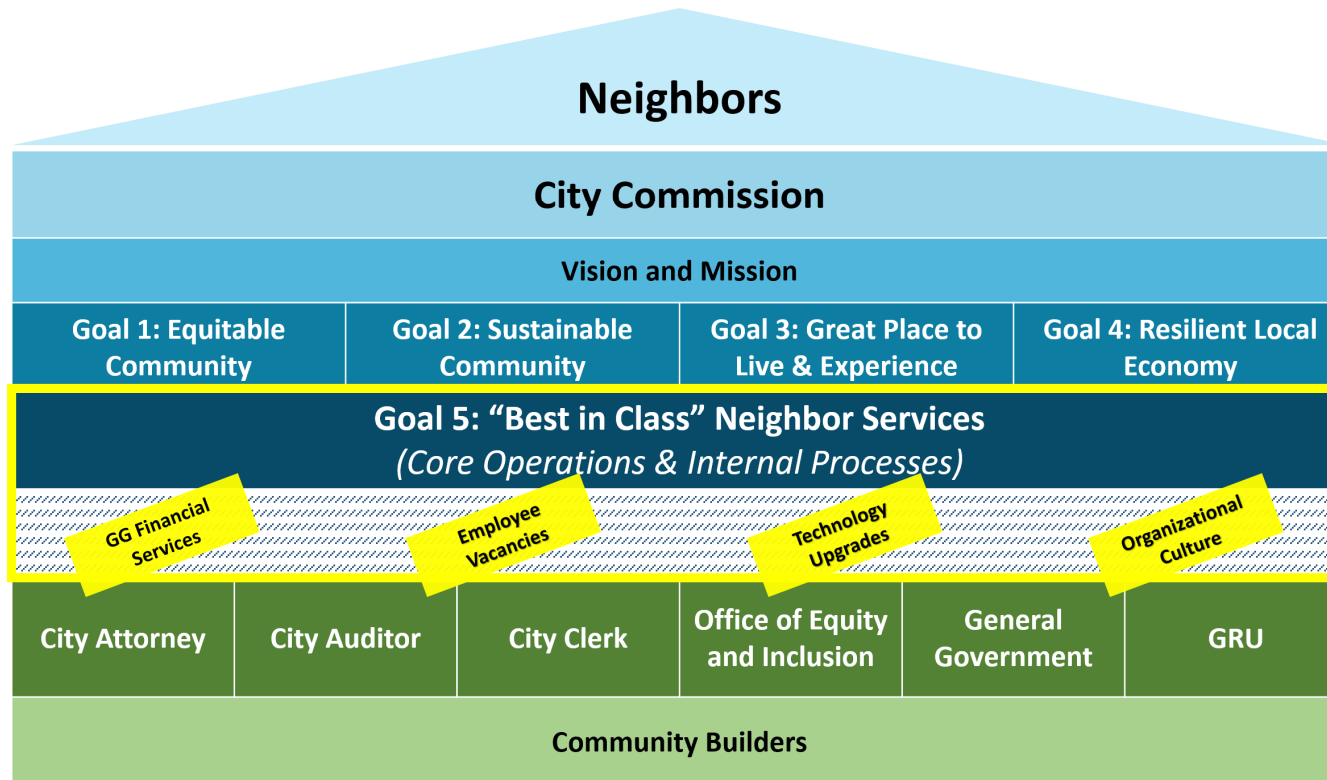
A1 check with Lisa to ensure timing is ok
Author, 11/28/2022



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2022 CITYWIDE STRATEGIC PLAN FOCUS





ADD TO AUDIT PLAN



Add to Audit Plan

NEW

City Commission Office Fund Policy Compliance Audit

- **Objective:** The City Commission approved a revised discretionary spend policy, newly title the *City Commission Office Fund Policy*. The City Auditor's Office will review documentation maintained by the City Clerk's Office to ensure spend complies with policy.
- **Status:** Not Started. Planned for 2023.

Add to Audit Plan

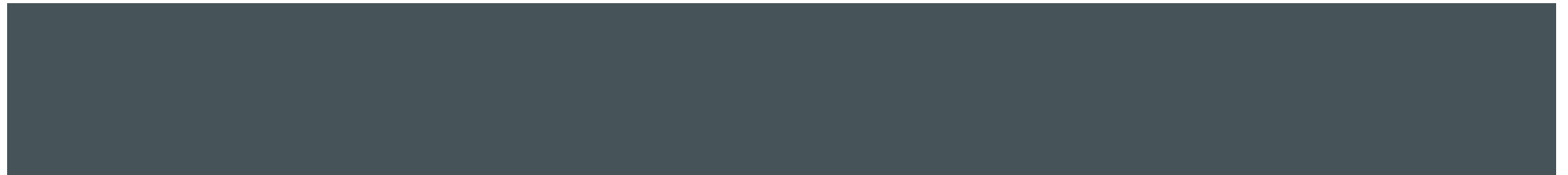
NEW

Ironwood Golf Course Financial Controls – Limited Scope Audit

- **Objective:** Review adequacy and effectiveness of select Ironwood Golf Course financial policies, procedures, operational processes, and internal controls.
- **Status:** Pre-Planning
Preliminary planning conversations with management are underway.



RECENTLY COMPLETED PROJECTS



Recently Completed Projects

- **2022 Gainesville Regional Transit System (RTS) Limited Scope Review**

Report to the Audit Committee 12/13/2022

- **2022 Public Records Policy Audit**

Report to the Audit Committee 12/13/2022

- **Ethics and Fraud Risk Management Training**

The HR Workday learning and development training module was launched for all staff in November 2022.

- **External Auditor Information Technology General Controls (ITGC) Assessment (Purvis Gray)**

Report to the Audit Committee 12/13/2022 –Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

(See slides 10-19.)

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Information Technology General Controls (ITGC) Assessment

Objective:

- The ITGC Assessment was performed for the purpose of supporting Purvis Gray's understanding of the ITGC and evaluate IT risk as it relate to internal control over financial reporting (ICFR) in support in support of our opinion on the financial statements ending on September 30, 2021 and not for the purpose of issuing an opinion on the control design or effectiveness.

Status:

- The report is complete and will be presented to City Management.

ITGC controls consist of the following:

- ITGC includes Gainesville Regional Utilities (GRU) as it relates to IT controls that are relevant to the City's ICFR
 - Backup and Recovery
 - Information Security
 - Computer Operations and Change Management
- Workday Application Controls
 - Workday design and effectiveness of controls around the General Government ERP user identity, authorization and authentication.

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Information Technology General Controls (ITGC) Assessment

Report Consists of the following:

- Procedures performed
- Sensitive Information Protection
- Business Process Authorization and Security Controls
- Workday Comments and Recommendations
- GRU ITGC Comments and Recommendations
 - Due to security reasons and the sensitivity of the recommendations, we will not discuss in this presentation

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Information Technology General Controls (ITGC) Assessment

Procedures Performed:

- Interviewed City and GRU personnel in the Technology and Innovation area responsible for maintaining Workday configurations and ITGC processes.
- Interviewed various City personnel and performed walkthroughs of key business processes.
- Using the Workday test system (known as the sandbox), safely reviewed Workday security configurations, business process maps and rules, and history, and reperformed the processes under review.
- Reviewed various GRU ITGC configurations as they relate network, backup and recovery, computer operational, and other various ITGC.
- Reviewed the Workday SOC I Type 2 reports for understanding of the service organization's (Workday) controls.

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Sensitive Information Protection

- Purpose: identify who has capability to view certain sensitive information as requested by the City Auditor's Office
 - Employee Tax ID
 - Determined there are multiple security groups who have this capability
 - Singled out one group where membership did not consist of HR personnel that should be reviewed by Management
 - Supplier Tax ID and Settlement Accounts
 - Information is masked for unauthorized users
 - However, it was possible for some unauthorized users to drill down further (feature known as Instances) and obtain this information
 - We noted which security groups allowed this drill down and recommended one particular security group that should be reviewed
 - City Settlement Account Numbers
 - Like the Supplier Settlement accounts, there are several users who can view the City Settlement Account Number by clicking on an instance and view the masked information field
 - We were unable to determine the cause, but we noted through trial and error one possible security group that had this capability

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Business Process Authorization and Security Controls

- Purpose: document Workday business processes workflows and authorization controls
- Reperformed the following processes, reviewed security group memberships and or authorization personnel and noted all appeared reasonable subject to our comments and recommendations:
 - Time Entry and Approval Process
 - Payroll Processing
 - Request Compensation Change
 - Change Job
 - Used for multiple purposes, (examples are transfers or promotions)
 - Reperformed the process for different scenarios and it appeared reasonable
 - Supplier Purchase
 - Supplier Requestion Process
 - Supplier Setup and Maintenance Process
 - Various other finance related processes

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Other Workday Security Configurations

- Workday Security Administrator Group
 - Members of this group can administer the various security settings in Workday
 - Purpose: to verify that members of the group are authorized IT users
 - Noted all were authorized IT users with one exception, which we address in our comments and recommendations
- Workday Password Configuration
 - Purpose: to verify that password configuration was at least adequate to protect from password cracking
 - Password configuration was adequate however we do have a few comments and recommendations for improvement

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Workday Comments and Recommendations

- Security Groups' Access to Sensitive Information
 - Each of the areas that have access to sensitive information that we reviewed have certain user-based and role-based security roles that have the capability to view this sensitive information
 - Recommendation: These specific user-based and role base roles' user membership should be reviewed
 - The fact that in some cases an unauthorized user can “click” past a masked sensitive field is a problem
 - Recommendation: The City should discuss with the Vendor and determine if this is a bug that can be fixed
 - Recommendation: In the meantime, the City should review the security group memberships that allows this to happen. This can be best be done by using the Workday VIEW SECURITY FOR SECURABLE ITEM command
- Pay Rate Changes
 - A concern was expressed to us that there may be a circumstance that a pay rate change could bypass the human resource department for approval
 - We could not find a scenario that HR authorization could be bypassed
 - However, see the next recommendation regarding HR Policies

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Workday Comments and Recommendations

- HR Policies
 - It came to our attention that the current workday processes CHANGE JOB and REQUEST COMPENSATION CHANGE may not strictly follow the City's business policy
 - The policy at the time of our examination requires that a Charter Officer must approve certain types of compensation changes
 - It appeared to us that Charter Officers are not specifically included in the process that ensures they can review for increases in compensation they are specifically responsible for
 - Recommendation: Management should review the above Workday processes to determine if it follows the policy and if not remediate the process

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Workday Comments and Recommendations

- **Workday Business Processes**
 - There are numerous business processes configured in Workday
 - Each process has various steps which consist of tasks or personnel approval requirements that are assigned to role-based or user-based security groups and in some cases can be complex
 - Recommendation: The City consider revisiting the Workday configurations and determine if there are any gaps between the City's policies and procedures and the Workday implementation
 - This review could result in one of the following:
 - There are no gaps between policies and procedures and Workday processes identified
 - Identification of Workday processes not in agreement with City policies and procedures, and Workday processes should be updated
 - No policy and procedure exist that addresses a process, and one needs to be put in place
 - Our report provides some possible ways the above could be documented so that Management can determine the above

External Auditor ITGC Assessment

Mike Sandstrum, Director, IT Audit and Assurance, Purvis Gray

Workday Comments and Recommendations

- **Workday User Security Groups and Roles**
 - There are many security groups and security roles that membership can over time may contain membership that are no longer applicable (transfers that go unaccountable as an example)
 - Recommendation: a review of Workday security groups and roles should be performed by Management at least annually and the review should entail the following:
 - Identify key security groups and roles and determine what processes or authorizations are applicable
 - Review each for proper membership based on the member user's job responsibility
- **Workday Security Administration Group**
 - We noted at the time of our examination that all members in the Security Administration Group were authorized IT employees, except that implementor users (vendor) were still members of the group
 - We recommended that they be removed if possible, and upon follow up last summer it appeared they had been removed
 - Recommendation: The Workday Security Administration Group should be reviewed by Internal Audit on a periodic basis.
- **Workday Password Configuration**
 - Due to the security reasons, we will refrain from making any recommendations for improvement in this presentation and refer to our report



WORK IN PROGRESS



Internal Audit Work in Progress (Cont.)

Continuous Auditing Program – Pcards, Travel Expense and Reimbursement, Payroll Transactions

- **Objective:** To establish a program for continuous auditing of Citywide purchasing card transactions, travel expense reimbursement policy and activity, and certain payroll transactions to reduce the City's risk of fraud, waste, and abuse.
- **Status:** Planning
A continuous auditing project is under development to conduct ongoing review of pcard transactions, travel expense and reimbursement, and certain payroll transactions based on risk. The continuous auditing program will be built out over three quarters to cover all intended transactions. Micro reports will be presented quarterly with a full summary report after one year. Duration of the continuous auditing program will be dependent upon effectiveness of management's internal controls.

Internal Audit Work in Progress (Cont.)

Enterprise Risk Assessment and Annual Report

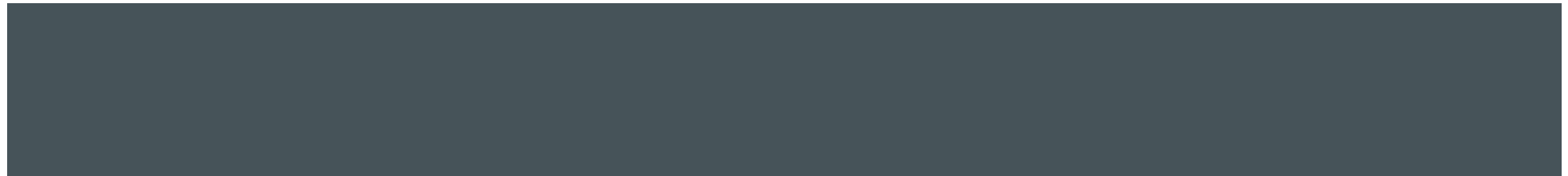
- **Objective:** The City Auditor's 2022 Annual Report will highlight the department's activities and accomplishments over the past year. Sections include a description of who we are and what we do, activities and accomplishments, other stories of community builders making Gainesville great.

The Office of the City Auditor performs enterprise risk assessment activities to assess the city's risk exposure and ensure internal audit resources are allocated to audit engagements based on risk. Our professional standards require risk be assessed and the audit plan updated based on risk at least annually.

- **Status:** Fieldwork



PERIODIC MONITORING



Periodic Monitoring

Enterprise IT Governance

Risk level: Moderate

- City Auditor's Office completed citywide cybersecurity audit – Phase II (August 30, 2022).
- Cybersecurity – Updates on new state law and requirements.
- Mobile Device Security – Improved security for corporate devices.
- IT Strategy Workshop – Better alignment with our stakeholders.
- Enterprise IT Governance – Meet monthly with Charter Officers to discuss policy and current and emerging risks.

Periodic Monitoring

General Government Financial Reporting Internal Controls

Risk level: High

Objective: To monitor for timely implementation of General Government financial reporting internal control improvements by July 1, 2023.

Status: A new due date of April 7, 2023 was established for management to close the internal audit open issue resulting from the General Government Internal Control over Financial Reporting Audit Report published January 11, 2022. Controls include:

- Month/Quarter/Annual financial close processes
- Cash and key balance sheet account reconciliations and timely research of variances
- Grant management processes and controls
- Readiness for GASB updates, including GASB 87-Leases



CULTURE CORNER



Culture Assessment and Report May 18, 2021

A. We recommend topic #1 Policy Research Workflow be enhanced by the Charter Officers and Policy Oversight team, and reviewed with City Commissioners for final approval.

B. We recommend topics #2-5 be handled by Human Resources management to consider risks and rewards of various program options and identify those options that could add the most value to the City.



RECOMMENDATIONS
P. 16

1. Policy Research Workflow

2. Leadership Training

3. Policy Management Framework

4. Internal Conflict Resolution

5. Employee Suggestions

Culture Assessment and Report -Published May 18, 2021

Management Status Update on Recommendations

- **#1 Enhanced Policy Research Workflow**

Completed.

- **#2 Leadership Training**

In progress. New courses will launch in early 2023.

- **#3 Policy Management Framework**

In Progress. Charter Officer discussion in December 2022.

- **#4 Internal Conflict Resolution**

In Progress. Citywide classes launching December 2022.

- **#5 Employee Suggestions**

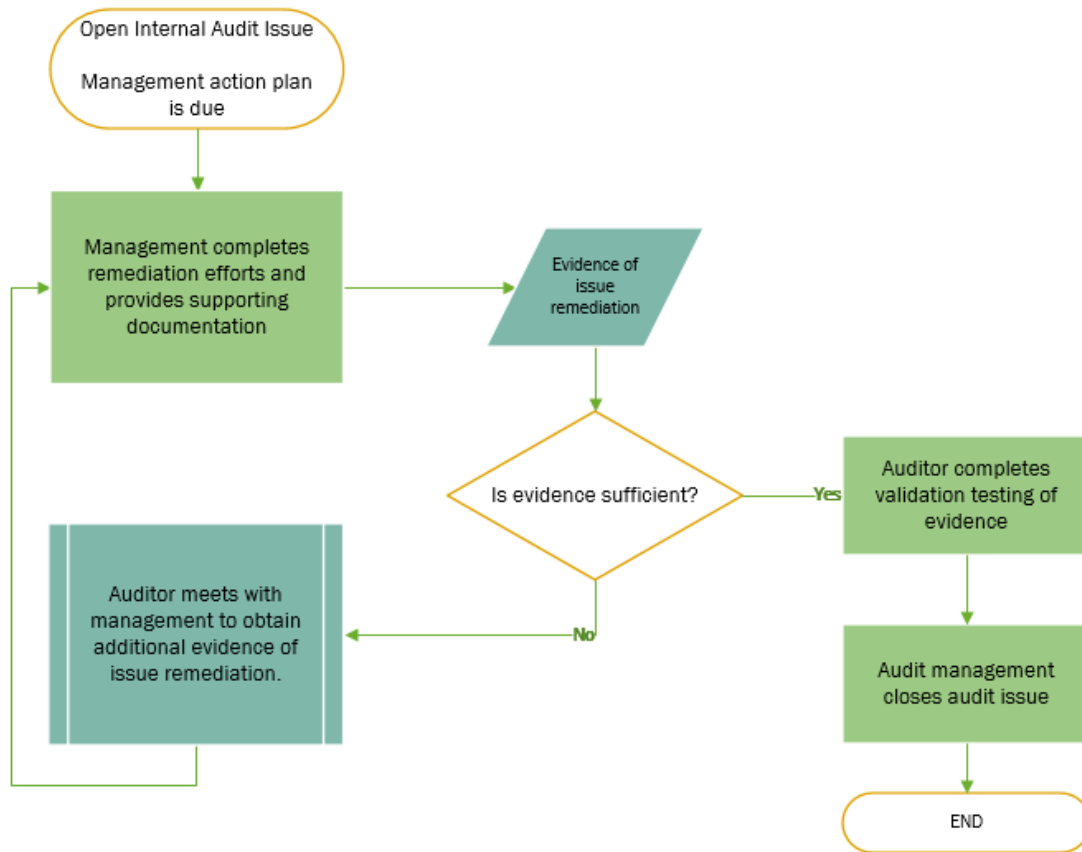
In Progress.



AUDIT ISSUE FOLLOW UP



Internal Audit Issue Follow up Program



- ❖ New audit issues are assigned a risk rating. Moderate and high risk issues require remediation typically within one year. A management responsible party is assigned and is accountable for providing evidence of issue remediation.
- ❖ All issues are assigned due dates. When management provides sufficient evidence of issue remediation, internal audit performs validation testing then closes the issue.
- ❖ Past due issues are reported to the Audit Committee.

INTERNAL AUDIT ISSUE FOLLOW UP

<i>City Auditor Quarterly Update Status of Audit Issues</i>				
Audit Issue Status	12/1/2022	9/6/2022	6/15/2022	3/7/2022
Audit issues closed since last City Auditor Quarterly Update ^A	0	1	8	6
Total open audit issues ^B	11	7	4	9
Total audit issues on hold	0	4	4	3
Total audit issues reopened ^C	2	2	2	5

^A See **closed** audit issue detail on p. 32

^B See **open** audit issue detail, including issues that are no longer on hold, starting on p. 33

^C See **reopened** audit issue detail starting on p. 36

INTERNAL AUDIT ISSUE FOLLOW UP (CONT.)

A CLOSED AUDIT ISSUES

Due to several audit issues being placed on hold at management's request, and requests for extended due dates, there were no audit issues closed since the last Audit Committee meeting.

INTERNAL AUDIT ISSUE FOLLOW UP (CONT.)

B OPEN AUDIT ISSUES

Audit Issue Status	Audit Report Date	Audit Report Title	Audit Issue Title	Audit Issue Number	Audit Issue Risk Rating [H, M, L]	Impacted Department(s)	Audit Issue Due Date
Open	4/3/2019	Audit of the City of Gainesville's Reichert House Youth Academy – Governance, Financial Processes, and Performance Metrics - Part A	Obtaining and Managing Grants Outside of the City's Oversight	3	M	GPD	See Note**
Re-opened	2/5/2020	Affirmative Action Plan Audit 2019	Establish standard periodic review of AAP hiring goals, which are integrated as a part of HR data capture, management, and extraction.	2	M	Office of Diversity Equity and Inclusion	6/30/2020 12/31/2021 12/31/2022
Re-opened	2/5/2020	Affirmative Action Plan Audit 2019	Establish data governance practices, execution, and review to eliminate dependence on any person's institutional knowledge to accurately produce foundation data used to build the plan.	3	M	Office of Diversity Equity and Inclusion, Human Resources	6/30/2020 12/31/2021 12/31/2022
On Hold Open*	5/18/2021	Citywide Succession Planning Audit	Lack of a formal and centralized citywide succession planning program	1	H	Human Resources	12/31/2021 5/5/2023
On Hold Open*	7/13/2021	GPD Property and Evidence Cash Audit	Inconsistent and Incomplete Policies and Procedures	1	H	GPD, Budget and Finance	12/31/2021 3/31/2023 6/1/2023
Open	11/17/2021	GRU Badge Access and Physical Key Management Audit	Confidential	Confidential		GRU	3/31/2023
On Hold Open*	1/11/2022	Compliance Audit Report - Colliers International Contract	Inadequate Oversight of Financial Activity	1	M	CAPER and Budget & Finance	5/31/2022 4/30/2023

*Note: As of December 13, 2022, the previous holds placed on these four audit issues are lifted. The audit issues are now open and revised due dates have been established. The City Auditor's Office will resume reviewing the status of these open audit issues.

**Note: The City Auditor's Office will keep the RH audit issue #3 open until RH participates in a grant program at which time a new due date will be established and grant management processes will be tested to close the issue.

INTERNAL AUDIT ISSUE FOLLOW UP (CONT.)

B OPEN AUDIT ISSUES (cont'd)

Audit Issue Status	Audit Report Date	Audit Report Title	Audit Issue Title	Audit Issue Number	Audit Issue Risk Rating [H, M, L]	Impacted Department(s)	Audit Issue Due Date
On Hold Open*	1/11/2022	General Government Internal Control over Financial Reporting Audit	Inadequate Internal Control Over Financial Reporting	1	H	GG Finance	9/30/2022 4/7/2023
Open	3/7/2022	Citywide Gift Card Audit	Inadequate Policy and Procedures	1	M	GG Finance, Utility Finance	12/15/2022
Open	6/15/2022	GCRA Project and Fiscal Management Audit	Project and Fiscal Management	1	M	GCRA	3/31/2023 9/30/2023
Open	6/15/2022	GCRA Project and Fiscal Management Audit	Policies and Procedures	2	M	GCRA	12/10/2022 9/30/2023
Open	6/15/2022	GCRA Project and Fiscal Management Audit	Management and Monitoring of Conflicts of Interest	3	M	GCRA	10/31/2022 9/30/2023
Open	9/6/2022	Cybersecurity Audit Phase II	Confidential	Confidential		GRU IT	9/30/2023

*Note: As of December 13, 2022, the previous holds placed on these four audit issues are lifted. The audit issues are now open and revised due dates have been established. The City Auditor's Office will resume reviewing the status of these open audit issues.

**Note: The City Auditor's Office will keep the RH audit issue #3 open until RH participates in a grant program at which time a new due date will be established and grant management processes will be tested to close the issue.

INTERNAL AUDIT ISSUE FOLLOW UP (CONT.)

B OPEN AUDIT ISSUES (cont'd)

As of December 13, 2022, the previous holds placed on the four audit issues listed below are lifted. The audit issues are now open and revised due dates have been established. The City Auditor's Office will resume conducting follow-up activities of the open audit issues below.

Audit: 2021-05 Citywide Succession Planning Audit – Issue I
(Revised Due Date 5/5/2023)

Audit: 2021-07 GPD Property and Evidence Cash Audit – Issue I
(Revised Due Date 6/1/2023)

Audit: 2022-01 Compliance Audit Report – Colliers International Contract – Issue I
(Revised Due Date 4/30/2023)

Audit: 2022-01 General Government Internal Control over Financial Reporting Audit – Issue I
(Revised Due Date 4/7/2023)

INTERNAL AUDIT ISSUE FOLLOW UP (CONT.)

c Audit Issues Reopened

The following audit issues failed validation and were reopened with revised action plans and new due dates.

Audit: 2020-02 Affirmative Action Plan Audit 2019

Issue #2 – Management’s new action plan: Management will extract Workday hiring data and assess Post Hiring Analysis Report (PHAR) results to create the Affirmative Action Plan (AAP) in September 2022, which determines hiring goals. Management will monitor, assess, and revise goals as needed. Quarterly assessments will begin in September 2022.

Responsible Party: Zeria Folston, Laura Graetz, Sylvia Warren

Revised Due Date: 12/31/2022

Issue #3 – Management’s new action plan: As part of the annual Affirmative Action Planning process, management will create a variety of hiring and human resources transaction reports and provide access to this information to the Office of Diversity, Equity and Inclusion on a quarterly basis. To ensure data integrity, the Human Resources Department will establish procedures for data validation prior to releasing this information.

Responsible Party: Laura Graetz, Dave Duda

Revised Due Date: 12/31/2022



FRAUD HOTLINE AND INVESTIGATIONS

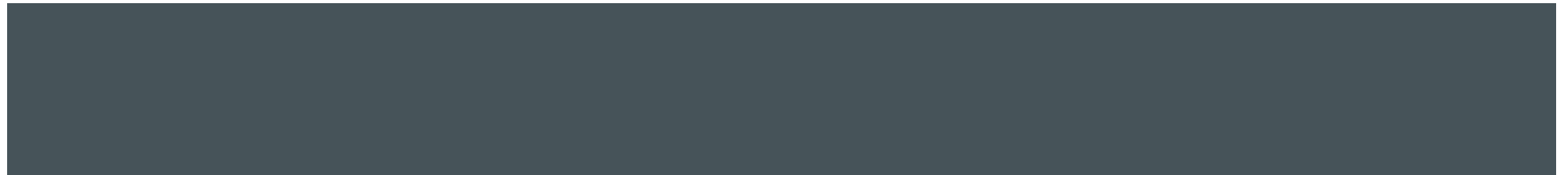


Fraud Hotline and Investigations

City Auditor Quarterly Update Fraud Hotline and Investigations <i>* As of 12/1/2022</i>				
Audit Committee Meeting	12/13/2022*	9/6/2022	6/15/2022	3/7/2022
New Cases Since Last Audit Committee	10	5	7	5
Open Investigations	3	3	2	3
Closed Investigations	10	4	8	2



EXTERNAL AUDITS





FLORIDA AUDITOR GENERAL OPERATIONAL AUDIT

REPORT PUBLISHED JANUARY 10, 2021

FL AUDITOR GENERAL OPERATIONAL AUDIT

(REPORT PUBLISHED JANUARY 10, 2022)



STATE OF FLORIDA Operational Audit	Finding
Gainesville Regional Utilities (GRU) Financial Condition and Payments for General Government Services	<p>1. GRU debt levels are significantly higher than comparable municipal utilities.</p> <p>2. The City had not established a reasonable and consistent methodology for determining the amount of the annual transfer from the GRU to the City's General Fund considering the GRU's long-term ability to pay.</p> <p>3. City indirect cost allocation procedures did not provide for an independent review of the indirect cost worksheet or a reconciliation of recovered indirect costs to actual indirect costs after the completion of each fiscal year. As a result, the City overcharged indirect costs to the GRU.</p>
Reichert House Youth Academy (RHYA) Program and Related Organizations	<p>4. The City did not effectively oversee or control RHYA Program operations.</p> <p>5. The City did not, of record, assess that it was economically or otherwise advantageous for the City to use the nonprofit entity, Reichert House, Inc., to support RHYA Program operations, and the use of this entity resulted in less accountability and transparency of RHYA Program operations.</p> <p>6. The City did not effectively oversee Reichert House, Inc. operations.</p> <p>7. Reichert House, Inc. and RHYA Program operations lacked appropriate transparency.</p> <p>8. City records did not demonstrate authorization for, or the necessity of, using the services of certain nonprofit organizations in lieu of the services of City personnel for soliciting, receiving, and disbursing grantor and donor funds for the RHYA Program, resulting in diminished transparency and accountability for those resources. In addition, for a \$20,000 National Police Athletic/Activities Leagues (NPAL) grant administered by one of the nonprofit organizations, City records did not demonstrate that the grant application was made for an eligible entity or that grant proceeds were expended for RHYA Program purposes in accordance with NPAL guidelines.</p>
Administration and Management	<p>9. The lack of City personnel's knowledge and capability for compiling financial statements that comply with GAAP for the 2017-18 and 2018-19 fiscal years resulted in additional costs for assistance in preparing the City's financial statements and audit findings considered by the auditor to be significant deficiencies and material weaknesses in the City's internal controls over financial reporting.</p>

FL AUDITOR GENERAL OPERATIONAL AUDIT (CONT.)

(REPORT PUBLISHED JANUARY 10, 2022)



STATE OF FLORIDA Operational Audit	Finding
Administration and Management	10. City records, including City-approved resolutions adopting budgets did not specify the legal level of budgetary control; budgeted amounts were not presented at a level that enabled users to readily determine if resources were expended within budget, consistent Commission intent; and budget-to-actual expenditure comparisons were not timely presented to the City Commission.
	11. Monitoring and transparency of the City's golf course operations could be improved.
	12. The City could improve accountability and transparency over redevelopment activities carried out pursuant to an interlocal agreement with Alachua County.
	13. City policies and procedures for obtaining and documenting background checks of applicants seeking employment need enhancement.
Expenditures – Use of Public Resources, Purchasing Cards, and Travel	14. Contrary to City policy, the City did not always conduct annual employee performance evaluations, and when evaluations were conducted, did not always promptly communicate the results of the evaluations to the employees.
	15. The GRU did not periodically use a competitive process to select certain professionals who assisted in the bond issuance process.
	16. Controls over City-assigned purchasing cards (P-cards) need improvement to ensure that P-card assignments and credit limits are periodically evaluated and appropriately adjusted.
	17. The City needs to enhance efforts to ensure that P-cards are promptly canceled upon a cardholder's separation
	18. The GRU needs to enhance travel policies and procedures to require employees to sign their travel vouchers, reduce meal allowances paid to the traveler for meals included in conference registration fees, document the necessity of multiple individuals attending the same conference, and require that travel arrangements be made sufficiently far in advance to minimize travel costs.

FLORIDA AUDITOR GENERAL - OPERATIONAL AUDIT

MANAGEMENT STATUS UPDATE 12/13/2023

AG Finding #	Short Title	Responsible	Not Started	In Progress	Completed	12/13/2022 Management Comments
1	GRU Debt Levels	GRU		GRU		The Commission and GRU are very aware of the debt levels. GRU brought forward the concept of a debt reduction and a credit metrics policy to the Commission in early fall of calendar year 2021. The final policy was approved by the the Commission in October 2022. However, to reduce the debt levels, there have to be commitments from current and future commissions to support the financial health of GRU while maintaining safe, reliable and environmentally friendly services. GRU does not anticipate this finding to be marked completed for the foreseeable future.
2	GRU Transfers to the General Fund	GG, GRU		GRU	GG	GG: The CCOM approved a \$2 million reduction in the GFT per year up to FY 2027. Prior to FY 2027, GRU and GG staff will work to develop formula to inform the FY 2028 GFT amount. GRU: The CCOM approved a \$2 million dollar reduction in the GFT per year up to the year 2027. Prior to 2027 a formula will be developed to begin in FY 2028. Note that the GFT, although it is scheduled to decrease through 2027, is still more than GRU earns. GRU does not anticipate this finding to be marked completed for the foreseeable future.
3	Indirect Cost Recovery	GG		GG		The Office of Management and Budget with the Department of Financial Services is in process of conducting an update to the cost allocation study. Once this study is complete, GG will work to true up the fiscal years that are pending the FY 2021 annual audit.
4	RHYA Program Oversight and Control	GG			GG	City Has established a protocol for outside funding for the Reichert House and has a specialty account for those funds.
5	Use of Reichert House, Inc. to Support RHYA Program Operations	GG		GG		The City of Gainesville continues to evaluate additional funding opportunities for the Reichert House through public and private funding. The efforts must be accountable, transparent, and cost-effective.
6	Oversight of Reichert House, Inc.	GG		GG		The City is in process of implementing a Youth Services Office in the Parks, Recreation and Cultural Affairs Department. Once implemented, oversight of the Reichert House will transfer to this Office. In the interim, the Office of Juvenile Justice and Community Support Programs has oversight for the Reichert House Program.
7	Transparency of Reichert House, Inc. and RHYA Program Operations	GG		GG		The RHYA is in a transition with new staff and a mission to accentuate the youth development program. The City is in process of implementing a Youth Services Office in the Parks, Recreation and Cultural Affairs Department. In the interim, the Office of Juvenile Justice and Community Support Programs has oversight for the Reichert House Program.
8	Use of Other Nonprofit Organizations for the RHYA Program	GG		GG		The PBYS bank account was closed in April of 2021, and no other accounts are being operated through that entity specifically for RHYA. Regarding CFNCF, discussions are being held concerning the remaining balances and future relationships between CFNCF and the City of Gainesville to support RHYA.

See details in Auditor General report at legislative item #210792

FLORIDA AUDITOR GENERAL - OPERATIONAL AUDIT

MANAGEMENT STATUS UPDATE 12/13/2023

AG Finding #	Short Title	Responsible	Not Started	In Progress	Completed	12/13/2022 Management Comments
9	Financial Statement Preparation	GG		GG		The City has a new Finance Director (who formerly served as Controller) and a new Internal Control Manager to help strengthen the City's financial control systems. An Accounting Manager and a senior accountant have been hired. The Department of Financial Services is working diligently to complete bank reconciliations and expects to issue the FY22 financial statements by 6/30/2023.
10	Budget Management	GG		GG		The City updated its budget policy in September 2021 to clearly define the legal level approval. Further, department budget to actual activity is reported at the fund, department and unit level.
11	Transparency of Golf Course Operations	GG		GG		Due to the Workday system implementation and staff turnover in the Budget Office, the quarterly budget meeting cycle fell off schedule but will be restarted during FY23. In addition, Budget staff will discuss the Golf Course division during the the Parks, Recreation and Cultural Affairs Department quarterly budget reviews. FY 2023 quarterly meetings are scheduled to begin in February 2023 with a Finance Committee update provided that same month on the Golf Course Operations.
12	Gainesville Community Reinvestment Area	GG		GG		The City Auditor presented its Gainesville Community Reinvestment Area Project and Fiscal Management Audit on June 15, 2022. The City Manager's Office is currently working with the GCRA staff regarding operations and implementation of the recommendations of the audit findings.
13	Employee Background Screenings	GG		GG		HR staff is currently reviewing existing background screening practices and is assembling a team of key stakeholders to address audit findings. This is still in progress.
14	Employee Evaluations	GG			GG	Workday has been configured to require both mid-year check ins as well as the annual performance evaluation. Data will show if these requirements are effective after the annual performance evaluation cycle for FY22.

See details in Auditor General report at legislative item #210792

FLORIDA AUDITOR GENERAL - OPERATIONAL AUDIT

MANAGEMENT STATUS UPDATE 12/13/2023

AG Finding #	Short Title	Responsible	Not Started	In Progress	Completed	12/13/2022 Management Comments
15	Selection of Debt Professionals	GRU		GRU		GRU was scheduled to complete an RFP process in the first quarter of calendar year 2022. This has been pushed back to the first quarter of calendar year 2023 due to GRU Finance providing support to GG Finance. While the support for GG Finance primarily ended June 30 when GG open key positions were filled (Finance Director, Controller) limited support continued until September 30. GRU has now entered its own audit period, so the process for this is still scheduled for calendar year 2023.
16	Purchasing Cards – Periodic Reviews	GG, GRU		GG, GRU		<p>GG: Procurement is running a quarterly report to ensure card purchases are within the per transaction limit and purchases are allowed under the P-card policy (this piece is handled by Account Payables).</p> <p>The City of Gainesville P-Card Policy and Procedures is currently under revision to ensure alignment with the ERP System and current practices. Additionally, the Department for Financial Services will complete a risk self-assessment to identify potential gaps to ensure appropriate internal controls are in place and lined up with business processes.</p> <p>GRU: GRU's fiscal year ended 9/30/2022 and is currently reviewing each cardholder's activities to determine if current spend limits need to be adjusted. This is scheduled to be complete before the end of the calendar year.</p>
17	Purchasing Cards – Separations	GG, GRU		GG, GRU		<p>GG: Procurement runs a monthly cardholder report to compare to the active employees' list; once reconciled, management will cancel any card assigned to inactive employees.</p> <p>The City of Gainesville P-Card Policy and Procedures is currently under revision to ensure alignment with the ERP System and current practices. Additionally, the Department of Financial Services will complete a risk self-assessment to identify potential gaps to ensure appropriate internal controls are in place and lined up with business processes.</p> <p>GRU: The quarterly reviews for fiscal year 2022 were completed as applicable. No inactive employees were noted.</p>
18	Travel	GRU			GRU	

See details in Auditor General report at legislative item #210792



EXTERNAL FINANCIAL STATEMENT AUDIT

GAINESVILLE REGIONAL UTILITY

EXTERNAL FINANCIAL STATEMENT AUDIT GAINESVILLE REGIONAL UTILITIES

EXTERNAL AUDITOR – BAKER TILLY



FY21 External Audit Report as of September 30, 2021	Deficiency in internal control	Audit Status
FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT	NONE	Completed

FY22 External Audit Report as of September 30, 2022		Audit Status
FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT		In Progress Expected completion February 2023.



EXTERNAL FINANCIAL STATEMENT AUDIT

GENERAL GOVERNMENT

FY 21 EXTERNAL FINANCIAL STATEMENT AUDIT

GENERAL GOVERNMENT (CONT.)

EXTERNAL AUDITOR – PURVIS GRAY & COMPANY

FY21 External Audit Report For the fiscal year ended September 30, 2021	Finding	External Audit Status
FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT	2018-01/2021-01 Bank Reconciliations Bank reconciliations were not completed on a timely basis during FY21. Additionally, during the audit and upon reconciliation of cash by the City, a significant number of adjustments were necessary to correct cash balances as of 9/30/21.	Open (Material Weakness)
	2018-02/2021-02 Financial Close and Reporting The City once again experienced a significant turnover within its finance department. Additionally, a new ERP system was implemented nine months into the fiscal year under audit. As a result, commencement of the audit was delayed for several months, with most audit areas still requiring significant adjustments. Approximately 90 journal entries, either identified by the City or as a result of audit procedures, were posted after the trial balance was provided in July 2022.	Open (Material Weakness)
	2020-03/2021-03 Schedule of Expenditures of Federal Awards and State Financial Assistance \$11 million of federal grant expenditures were excluded from the Schedule of Expenditures of Federal Awards and State Financial Assistance (SEFA).	Open (Significant Deficiency)
	2020-06/2021-04 Building Permit Revenue Reconciliation The City's building permit collections are processed through a point-of-sale system that does not interface with the accounting ERP system. We were unable to obtain a report of building permits issued during the year that agreed to the revenues recorded in the general ledger.	Open

FY 21 EXTERNAL FINANCIAL STATEMENT AUDIT

GENERAL GOVERNMENT

EXTERNAL AUDITOR – PURVIS GRAY & COMPANY



FY21 External Audit Report For the fiscal year ended September 30, 2021	Finding	Audit Status
FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT	RETIREE HEALTH INSURANCE PROGRAM: 2021-01 Investment and Retiree health Insurance Program Activity Reconciliation.	Open
	EMPLOYEES' PENSION PLAN: 2021-01 Investment and Pension Activity Reconciliation.	
	CONSOLIDATED POLICE OFFICERS AND FIREFIGHTERS RETIREMENT PLAN: 2021-01 Investment and Pension Activity Reconciliations.	
	WILD SPACES AND PUBLIC PLACES FUNDS: 2021-01 Bank Reconciliations 2021-02 Financial Close and Reporting	

FY 22 EXTERNAL FINANCIAL STATEMENT AUDIT

GENERAL GOVERNMENT

EXTERNAL AUDITOR – PURVIS GRAY & COMPANY



FY22 External Audit Report
For the fiscal year ended September 30, 2022

Audit Status

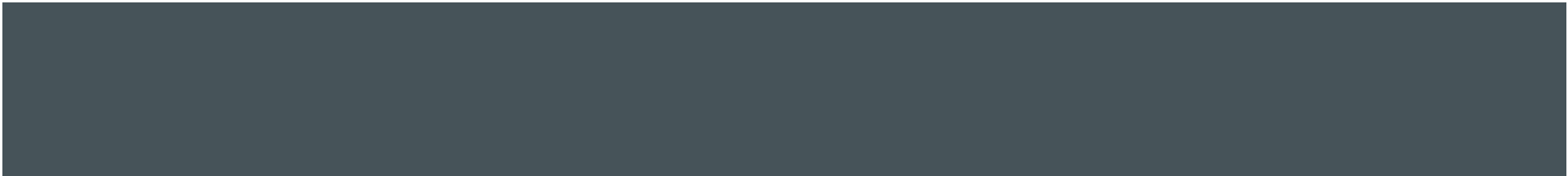
**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

The FY22 GG external audit has not started. Purvis Gray is beginning some work on the Employees' Pension Plan census data for Baker Tilly to use on their GRU external financial statement audit.

Purvis Gray anticipates some planning and preliminary General Government financial statement audit fieldwork to begin January 16th, 2023 with final fieldwork tentatively scheduled for February 20th, 2023.



WRAP UP



Upcoming Committee Meetings

- March 6, 2023 -Audit Committee Meeting
- June 21, 2023 -Audit Committee Meeting
- Sept. 18, 2023 -Audit Committee Meeting
- Dec. 6, 2023 -Audit Committee Meeting

Fraud, Waste, and Abuse Hotline

- To report an incident, call 1-844-818-2492 or
- Visit <https://www.lighthouse-services.com/cityofgainesville>
- To report other issues:
 - **Harassment or Discrimination Issues**, call the Equal Opportunity Office at 352-334-5051
 - **Employee Relations Issues**, call Human Resources at 352-334-5077

Thank You

Office of the City Auditor

Ginger Bigbie, CPA, CFE | City Auditor | City of Gainesville

Brecka Anderson, CIA, CFE | Interim City Auditor | City of Gainesville

200 E University Avenue, Gainesville, FL 32601

Office: 352-334-5020

URL: <https://www.gainesvillefl.gov/Government-Pages/Government/City-Auditor>



APPENDIX A - INTERNAL AUDIT PLAN



APPENDIX A – INTERNAL AUDIT PLAN

AUDIT PLAN (12 months)					
Audit, Advisory, Attestation, Other Non-audit Services					
Audit Engagement Title	Primary Department	Audit Service Type	Audit Objective	Audit Status	Budgeted Hours
NEW Ironwood Golf Course Financial Controls – Limited Scope Audit	Parks, Recreation and Cultural Affairs	Audit	Review adequacy and effectiveness of select Ironwood Golf Course financial policies, procedures, operational processes, and internal controls.	Pre-Planning	300
Enterprise Risk Assessment and Annual Report	Citywide	Risk Assessment	Enterprise risk assessment conversations with Commissioners and management to identify and prioritize risks throughout the City, and inform the audit plan.	Planning	300
On Hold Continuous Auditing – Pcards, Travel Expense and Reimbursement, Payroll Transactions	Citywide	Audit	Establish a program for continuous auditing of Citywide purchasing card transactions, travel expense reimbursement policy and activity, and certain payroll transactions to reduce the City's risk of fraud, waste, and abuse.	Planning	800
On Hold GRU and GG Budgeting Processes and Reporting, including Indirect Cost Allocation.	GG and GRU Financial Services	Audit	Assess the effectiveness and accuracy of GRU and GG budget preparation, reporting and City Commission approval processes.	Not started	800
NEW City Commission Discretionary Fund Policy Compliance Annual Audit	City Clerk	Audit	Evaluate expenses and review adequacy of internal controls designed to assure compliance with the discretionary fund policy.	Not started	200
Citywide Fleet Management Processes	Public Works, GRU, RTS, GPD	Audit	Review the policies, procedures and internal controls around the City's fleet management programs to ensure efficiency of operations and appropriate risk management.	Not started	800
On Hold Parking Charge Capture	GG Transportation and Mobility	Audit	Review charge capture processes and fee collection around City parking spaces and garages.	Not started	400
Traffic-Related Surveillance Data Security and Privacy Controls Audit	GG Transportation and Mobility	IT Audit	Review security and privacy controls around capturing, storing, handling, and accessing traffic-related surveillance data.	Not started	600
SHIP and Local Housing Assistance Plan Audit	Affordable Housing	Audit	Audit use of SHIP funds and adequacy of Local Housing Assistance Plan intended to produce and preserve affordable homeownership and multifamily housing.	Not started	800
Customer Complaint Management process Review	GRU	Audit	Review effectiveness of utility customer complaint management processes.	Not started	500
On Hold GRUcom Asset Management and Capitalization Processes Review	GRUCom	Audit	Review internal controls around asset management and capitalization processes, including recovery for operating radio systems (police, fire).	Not started	500
Utility Billing System Post-implementation Audit	GRU	IT Audit	Review accuracy and completeness of customer billing and financial reporting, including customer billing for Public Works services (refuse and recycle).	Not started	500
Case Management System User Access Review	City Attorney	IT Audit	Assess adequacy and effectiveness of user access management and related controls to ensure authorized access to the case management system.	Not started	300
Subtotal - audits and advisory projects (approximately 12 months):					6,800

APPENDIX A – INTERNAL AUDIT PLAN (Cont.)

Subtotal - audits and advisory projects (approximately 12 months):				6,800
ONGOING INTERNAL AUDIT ACTIVITIES				Budgeted Hours
Audit Issue Follow up	Monitoring	Monitor management's establishment of enterprise information technology governance supporting the City's strategies and objectives.	Ongoing	200
City Commissioner and Management Requests	Special Projects	Allocate limited hours annually to support City Commissioner and Management special projects, advisory services, or limited-scope audits.	Ongoing	200
Periodic Monitoring	Advisory	Provide advisory services to champion management's build out of risk management capabilities around Enterprise IT Governance, Records Management, and Data Governance	Ongoing	100
Investigations (Fraud, Waste and Abuse Hotline)	Hotline	Between final ERP pre-implementation audit report and start of a post-implementation assurance engagement, monitor management's ERP implementation progress and management of project-related risks.	Ongoing	200
Enterprise Risk Assessment Activities	Assessment	Ongoing and annual risk assessment conversations with Commissioners and management to identify and prioritize risks, and inform the audit plan.	Ongoing	200
Internal Audit Quality Assurance and Improvement Program, including professional training (40 Professional CPE hours per internal auditor required annually)	Quality Assurance	Ongoing efforts to assess and improve program effectiveness and project quality, including external Peer Review conducted every 3 years.	Ongoing	300
Audit Committee Management	Board Reporting	Ongoing resources needed to prepare for and present to the City's Audit Committee at least quarterly.	Ongoing	200
Subtotal - Annual administrative and ongoing internal audit activities:				1,400
Total Budget, 12 Month Audit Plan:				8,200
Staff Resources (annual) ^A :				8,118
over/(under) budget:				82

^A See next slide for staff resource detail.

APPENDIX A – INTERNAL AUDIT PLAN (Cont.)

A Staff Resources Detail

Utilization	Auditor FTE (6)	Available Budget for Audit Engagements (hours) ^B
60%	City Auditor (1)	1,080
75%	Assistant City Auditor (1)	1,350
78%	Audit Manager (2)	2,808
80%	Senior / Staff Auditor (2)	2,880
	Team Budget (12 month period)	8,118

^B Budget projections are based on 45 weeks per year (52 less vacation/sick, holidays, mandatory training), 40 hours per week, x utilization rate expected for each position.

APPENDIX A – INTERNAL AUDIT PLAN (Cont.)

These audits have been prioritized behind the 12 month audit plan, above.					
AUDIT PLAN (13-18 months)					
Audit, Advisory, Attestation, Other Non-audit Services					
	Audit Engagement Title	Audit Service Type	Audit Objective	Audit Status	Budgeted Hours
QA Hold	Police Overtime Billing & Collections	Audit	Review processes and controls for third party billing and collections related to police overtime.	Not started	500
QA Hold	HR Data Quality Review	Audit	Review controls around HR data intake, processing and output with use of disparate systems and manual processes.	Not started	500
QA Hold	Review GG and GRU Capital Improvement Plans	Audit	Review plans to ensure resources are adequately allocated to improve infrastructure at greatest risk to impact neighbor and community builder health and safety and to ensure reliable delivery of services over time.	Not started	800
QA Hold	PRCA Billing and Collections Audit	Audit	Perform a risk-based evaluation of GPRC internal controls for billing and collections processes and merchant account handling.	Not started	800
QA Hold	GRU and GG Grants Administration Audit -Phase II	Audit	Assess adequacy and effectiveness of governance and internal controls over grant administration.	Not started	400
	Operational Risk Management Advisory project	Advisory	Demonstrate example framework for identifying key risks and assessing controls for key PRCA services and activities to enhance resource allocation and risk management.	Not started	500
QA Hold	Review of Governance, Compliance and Internal Controls around Business Tax Processes	Audit	Assess governance, compliance and internal controls around General Government business tax processes.	Not started	200
Total Budget additional audits, 13-18 Month Audit Plan:					3,700



APPENDIX B - COMPLETED AUDITS



APPENDIX B – 2022 COMPLETED AUDITS

COMPLETED AUDITS					
Audit Committee Report Date	Audits, Consultations and Projects	Primary Department	Types	Objective	Status
1/6/22	Independent Review of Management's Due Diligence Results for the Community Grocery Store Project.	GG	CCOM Request	Perform an independent review of management's due diligence for the unsolicited proposal for the Gainesville eastside supermarket to ensure key risks were researched by management and material facts were fairly presented to the City Commission prior to the Commission making a decision on the proposal.	Completed
1/11/22	Review the Design and Effectiveness of Internal Controls Over Financial Reporting (GG)	GG Finance and Accounting	Audit	Assess the design and effectiveness of internal controls over financial reporting processes to ensure the risks of error, financial reporting misstatement, and fraud are sufficiently mitigated.	Completed
1/11/22	Contract Compliance Audit - Colliers International Contract	CAPER	Audit	Evaluate compliance with the deliverables, terms and conditions of the City's contract with Colliers International Florida.	Completed
3/7/22	Gift Card Audit	GG and GRU Finance	Audit	Review the policies, procedures, controls and security around the handling of gift card and determine if internal controls are adequately designed and operating effectively to sufficiently mitigate the risk of gift card fraud, waste and abuse	Completed
3/7/22	2021 Annual Report, Risk Assessment and Audit Plan	Citywide	Annual Report	The City Auditor's 2021 Annual Report highlights the department's activities and accomplishments over the past year, and enterprise risk assessment results with internal audit plan.	Completed
6/15/22	GCRA Project and Fiscal Management Audit	GCRA	Audit	Review internal controls around movement of GCRA funds and project management to ensure transparency in financial reporting processes and compliance with policy and regulations. Construction contract audit will be included if resources permit, or may be separately added to the audit plan.	Completed
6/15/22	FL Highway Safety and Motor Vehicles Internal Control and Data Security Compliance Audit	Risk Management; Information Technology	Compliance Audit	Assess compliance with the Memorandum of Understanding between the City of Gainesville and FL Department of Highway Safety and Motor Vehicles which requires appropriate data exchange internal controls.	Completed
6/15/22	Internal Control Follow up - Deerhaven	GRU	Investigation Follow up	Communicate Internal Audit's internal control follow up on the management of non-inventoried equipment at the Deerhaven Generating Station following a 2021 theft event.	Completed
9/6/22	Citywide Cybersecurity Audit -Phase II	Information Technology	Audit	Provide an independent assessment of the City's cybersecurity governance structure, adequacy of current policies and procedures, and effectiveness of internal controls.	Completed
9/6/22	ARPA Reporting Compliance Audit -Phase I	Financial Services	Audit	Phase I - Review the design of the internal controls for the American Rescue Plan Act (ARPA) grant administration program and select program elements.	Completed
12/13/22	G-5 Public Records Policy Compliance Audit	Citywide	Audit	Review citywide staff compliance with G-5 Public Records Policy to ensure efficient use of city resources, timely response to requests, and effective monitoring for compliance.	Completed
12/13/22	Gainesville Regional Transit System (RTS) – Limited Scope Review	Transportation and Mobility	Audit	Review of internal controls around management of incident reporting and corrective action.	Completed
12/13/22	Review of GG ERP User Access Management (Purvis Gray)	Information Technology	Audit	As part of the external financial statement audit, IT testing, review the design and effectiveness of controls around the General Government ERP user identity, authorization and authentication. Work performed during the external financial statement audit by Purvis Gray.	Completed



City of Gainesville Agenda Item Report

File Number: 2022-814

Agenda Date: December 15, 2022

Department: Human Resources

Title: 2022-814 Interim City Auditor Employment Agreement (B)

Description: Approval of the Interim City Auditor Employment Agreement.

Explanation: At the November 17, 2022, City Commission meeting, the Commission selected Ms. Brecka Anderson as the Interim City Auditor and authorized the Mayor to negotiate an employment agreement with Ms. Anderson. An agreement has been reached between the Mayor and Ms. Anderson and is presented to the Commission for approval.

The agreement is consistent with all other Charter Officer agreements and is included as a backup to this agenda item.

Strategic Connection:

Fiscal Note: The funds necessary to compensate Ms. Anderson for salary and benefits are included in the City Auditor Department Fiscal Year 2023 operating funds.

Recommendation:

The City Commission 1) approves the employment agreement with Ms. Anderson, and 2) authorizes the Mayor to execute the agreement subject to the approval of the City Attorney as to form and legality.

EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of December, 2022, by and between the City of Gainesville, Florida, hereinafter called the "City" and Brecka H. Anderson, hereinafter also called "Interim City Auditor" both of whom understand as follows:

WITNESSETH:

WHEREAS, Brecka H. Anderson has been continuously employed with the City of Gainesville since April 20, 2020;

WHEREAS, Brecka H. Anderson currently holds the full-time regular position of Assistant City Auditor for the City of Gainesville, and has continuously maintained that position since April 20, 2020;

WHEREAS, Brecka H. Anderson is qualified and competent to serve as the Interim City Auditor, and is ready, willing and able to perform the duties of the Interim City Auditor consistent with the following terms and conditions; and

WHEREAS, Brecka H. Anderson and the City of Gainesville feel it would be mutually beneficial to enter into a contract of employment setting forth agreements and understandings which:

1. provide inducement for the Interim City Auditor to accept such appointment with the City;
2. make possible full work productivity by assurances to the Interim City Auditor with respect to future security;
3. establish the basis, framework and context for the relationship which shall exist between the City and the Interim City Auditor; and
4. provide a just means of terminating the Interim City Auditor's services at such time as the City Commission or the Interim City Auditor may desire to terminate such appointment.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. Duties.

The City Commission hereby agrees to appoint and employ Brecka H. Anderson as the Interim City Auditor of the City of Gainesville to perform duties and functions of said position as specified in the City Charter, Code of Ordinances, and job description, if any, and such other lawful duties as the City Commission may from time to time assign the Interim City Auditor.

Section 2. Term.

This Agreement shall be of a continuing nature, provided, however, that:

A. Brecka H. Anderson shall hold office as the Interim City Auditor at the will of the City Commission, and nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Commission to terminate her appointment as the Interim City Auditor at any time, subject only to the provisions set forth in Section 4 of this Agreement.

B. Nothing in this Agreement shall prevent, limit, or interfere with the right of Brecka H. Anderson to terminate the appointment as the Interim City Auditor or resign her underlying position with the City, subject only to the provisions set forth in Section 4 of this Agreement.

C. Brecka H. Anderson shall report for duty as the Interim City Auditor for the City of Gainesville on January 16th, 2023. Because Brecka H. Anderson was employed continuously with the City of Gainesville immediately preceding appointment to Interim City Auditor, April 20, 2020, the date she first became employed by the City, shall be and remain Brecka H. Anderson's leave progression date for the purposes of computing benefits.

Section 3. Salary and Related Matters.

A. The City Agrees to pay the Interim City Auditor for her services rendered pursuant hereto an annual base salary of \$167,700, payable in equal installments at the same time as other employees of the City are paid. The City agrees to increase said base salary and/or benefits of the Interim City Auditor in such amounts and to such extent as the City Commission and the Interim City Auditor may determine that it is desirable to do so. The Interim City Auditor's performance, salary, and benefits shall be reviewed after the conclusion of every fiscal year by the City Commission. The performance objectives and review procedures should be established at the beginning of the fiscal year for the next review period. Any salary increases will be based on the Interim City Auditor's performance in the prior fiscal year and become effective on the first Monday of the first full pay period of the next calendar year.

B. The City shall fix any such other terms and conditions of employment as it may determine from time to time, relating to the performance of the Interim City Auditor, provided such terms and conditions are not inconsistent with the provisions of this Agreement, the City Charter, or any other law.

C. All provisions of the City Charter and the Code, and regulations and rules of the City relating to fringe benefits and working conditions as they now exist or hereafter may be amended, including without limitation, health insurance and disability retirement benefits, also shall apply to the Interim City Auditor as they would to other management employees of the City hired on April 20, 2020, except as herein provided.

D. The Interim City Auditor shall be entitled to the rights described in said Human Resource Policy L-3 except as modified as follows. Beginning with the commencement of appointment as the Interim City Auditor, the Interim City Auditor shall accrue PTO at

the rate of 10 hours and 47 minutes per pay period or the rate of accrual per pay period applicable to the Interim City Auditor's leave progression date, whichever is greater. The maximum number of PTO hours that can be accrued (carryover cap) is 560 hours, adjusted as otherwise provided in Policy L-3. This carryover cap shall be retained for two years beyond the termination of this appointment. The Interim City Auditor is not eligible to earn administrative leave.

Upon termination of employment, unused and accrued PCLB shall be resolved as generally allowed for management employees of the City hired on the Interim City Auditor's leave progression date.

E. The Interim City Auditor shall have the option of utilizing either the City's contractual medical provider or her personal physician for a yearly physical exam and EKG, provided that, in the latter case, the monetary exposure for the City shall not exceed \$250. If a personal physician is utilized, the Interim City Auditor will be required to submit any bills for the services provided through any available insurance coverage before requesting reimbursement from the City for non-covered deductibles or co-insurance payments. The scope of the examination will be that of a "Type A" physical examination as described in the City's contract with Family Practice Medical Group or an examination of a similar scope with any successor provider. Services provided by a personal physician other than those listed under "Type A" above shall not be subject to reimbursement under this paragraph.

F. The City shall provide or pay for term life insurance, in an amount equal to approximately two (2) times the salary of the Interim City Auditor up to a maximum of \$250,000.

Section 4. Termination and Severance Pay.

A. In the event Brecka H. Anderson's appointment as the Interim City

Auditor is terminated by virtue of her own initiative, she shall inform the City Commission in writing and shall give the City Commission two (2) months written notice in advance, unless the parties otherwise agree. In the event this appointment is so terminated, the Interim City Auditor shall be returned to her pre-appointment position as Assistant City Auditor and afforded all rights and privileges available as any other Management and Professional Services (MAPS) employee employed continuously since April 20, 2020.

B. In the event Brecka H Anderson's appointment as the Interim City Auditor is terminated upon the appointment of a succeeding Interim City Auditor or permanent City Auditor, she shall be returned to her pre-appointment position as Assistant City Auditor and afforded all rights and privileges available as any other Management and Professional Services (MAPS) employee employed continuously since April 20, 2020. If Brecka H. Anderson is returned to her pre-appointment position within one (1) year of the date of this Agreement under this paragraph 4B, her previous base salary shall be increased by the rate of increase budgeted for MAPS employees in the preceding year. If, for any reason, the City is unable to return Brecka H. Anderson to her pre-appointment position as Assistant City Auditor (or an equivalent position) and during such time as she is willing and able to perform the duties of the Assistant City Auditor, Brecka H. Anderson shall be entitled to severance pay in the amount equal to 20 weeks' salary (consistent with paragraph 3A, above) less appropriate deductions for federal withholding and other applicable taxes.

C. In the event Brecka H Anderson's appointment as the Interim City Auditor is terminated for cause as so stated by at least four (4) members of the City Commission, at the time of termination, she shall be returned to her pre-appointment position as Assistant City Auditor and afforded all rights and privileges available as any other

Management and Professional Services (MAPS) employee. It is understood and agreed that the City Commission will be the sole judge as to the effectiveness and efficiency with which the Interim City Auditor performs her employment, and whether cause exists for the termination of such. By way of illustration, but not limitation, the following are some examples of situations the parties agree could reasonably be deemed "cause" warranting termination of appointment: gross negligence in the handling of City affairs; willful violation of the provisions of law; willfully disregarding a direct order or demand of the City Commission or a policy of the City; conduct unbecoming an Interim City Auditor; pleading guilty or *nolo contendere* to, or being found guilty by a jury or court of a misdemeanor involving physical violence, theft, driving under the influence of alcohol or drugs or possession or sale of drugs, or a felony, regardless of whether or not adjudication is withheld and probation imposed.

D. If termination of employment occurs under any other circumstance, i.e., death or disability, or the Interim City Auditor is unable, or anticipated to be unable, to perform the duties of her position due to a physical or mental impairment for a period of 90 consecutive days, or 180 days out of the next 365 days, then the parties may agree to terminate the Interim City Auditor and pay the Interim City Auditor, effective the last day of her employment, an amount, less appropriate deductions for federal withholding and other appropriate taxes, up to a maximum of 12 weeks' salary at her current rate of pay, in addition to any accrued and unused PTO and any other benefits to which she is entitled.

E. Any severance pay provided to the Interim City Auditor by the City shall not exceed an amount greater than 20 weeks of salary, provided, however, the Interim City Auditor is prohibited from receiving any severance pay from the City if the Interim City Auditor's employment is terminated by the City Commission for misconduct, as defined in

Florida Statute Section 443.036(29) (2021).

Section 5. Dues and Subscriptions.

The City agrees to pay for the professional dues and subscriptions of the Interim City Auditor necessary for her continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for her continued professional participation, growth, and advancement, and for the good of the City. The total expenditure for dues and subscriptions may be limited by the amount specifically approved and appropriated in the City's Annual Financial and Operating Plan Budget.

Section 6. Bonding.

The City shall bear the full cost of any fidelity or other bonds required of the Interim City Auditor under any law or ordinance.

Section 7. Retirement.

A. The City agrees to execute all necessary agreements provided by Mission Square or similar City approved providers for participation in any such retirement plans sponsored by the City. The Interim City Auditor will decide the percentage of her base salary that she desires to have contributed/deferred to such plans and the City will implement her decision to the extent allowed by law by, among other things, deducting appropriate equal proportionate amounts each pay period; provided, however, if the Interim City Auditor elects to participate in the City of

Gainesville Employees' Pension Plan, then the City shall be under no obligation to make any additional financial contribution to Mission Square or similar plans other than those funds the Interim City Auditor authorizes to be deducted from her base salary for the purpose of contributing to such Mission Square or similar City approved provider plans. The City agrees to transfer ownership of said funds to succeeding employers upon the Interim City Auditor's termination, if such is in accordance with the plan provisions and legal requirements in effect at that time.

B. The Interim City Auditor is presently a vested member of the City of Gainesville Employees' Pension Plan and the City of Gainesville Employees' Disability Plan and may continue to participate in such plans in accordance with their terms, which shall apply to the Interim City Auditor as they would to other management employees of the City hired on April 20, 2020.

Section 8. General Provisions.

A. The text herein shall constitute the entire Agreement between the parties.

B. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

C. Except as otherwise provided herein, the terms and conditions of employment described in this Agreement shall be effective January 16, 2023.

IN WITNESS WHEREOF, the City has caused this Employment Agreement to be signed and executed on its behalf by its Mayor, and duly attested to by its City Clerk, and the Interim City Auditor has signed and executed this Employment Agreement, both in duplicate on the respective dates under each signature.

CITY OF GAINESVILLE

LAUREN POE

MAYOR

DATE:_____

ATTEST:

BY:_____

OMICHELE GAINEY

CITY CLERK

DATE:_____

BRECKA H. ANDERSON

INTERIM CITY AUDITOR

DATE:_____

APPROVED LEGALITY

BY:_____

DANIEL NEE

INTERIM CITY ATTORNEY

DATE:_____



City of Gainesville Agenda Report

File #: 2022-791

Agenda Date: December 15, 2022

Department: City Auditor

Title: 2022-791 FY21 Audited Financial Statements, Independent Auditor's Reports, and Annual Audit Governance Letters (B)

Description: FY21 Audited Financial Statements, Independent Auditor's Reports, and Annual Audit Governance Letters for: Annual Comprehensive Financial Report, Retiree Health Insurance Program, Employees' Pension Fund, Consolidated Police Officers and Firefighters Retirement Plan, and Wild Spaces and Public Places Funds.

Explanation:

Section 218.39, Florida Statutes, requires the City of Gainesville to publish within nine months of the close of the fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). The City is also required to undergo an annual single audit performed under the provisions of the U.S. Office of Management and Budget Uniform Guidance and Chapter 10.550, Rules of the Auditor General, State of Florida.

The Independent Auditor's Reports state the auditor's opinion on the presentation of the financial statements, define auditor and management responsibilities, and comment on supplementary information and other required reporting.

The Annual Audit Governance Letters communicate to the board independent auditor responsibilities, certain information about scope and timing of the audit, any significant audit matters, and other matters.

Strategic Connection:

NA

Fiscal Note:

NA

Recommendation:

The Audit Committee recommends that City Commission accept the General Government Audited Financial Statements, Independent Auditor's Reports, and Annual Governance Letters.

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Honorable Mayor and City Commissioners
City of Gainesville, Florida

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Gainesville, Florida (the City) for the year ended September 30, 2021. Our report on the basic financial statements included a reference to the report of other auditors who issued separate communications relative to the Utility Fund. Professional standards require that we provide you with the information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 12, 2021. Professional standards also require that we communicate to you the following information related to our audit:

Significant Audit Matters**Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2021, except as follows:

- Management changed the timing of accrual of discretionary and half-cent sales taxes to accrue revenues the month prior to receipt rather than the month of receipt. This method is consistent with Governmental Accounting Standards Board Statements No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, and management considers it to be more consistent with its policies and procedures.

We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

CERTIFIED PUBLIC ACCOUNTANTS

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Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events, and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements, excluding the Utility Fund, were:

■ **Allowance for Doubtful Accounts and Bad Debt Expense**

Management's estimate of the allowance for doubtful accounts reduces the City's accounts receivable balances to the net realizable value in the statement of net position and increases the bad debt expense in the statement of revenues, expenses, and changes in net position in accordance with generally accepted accounting principles. Management's estimate is based on historical revenues, loss levels, and analysis of the collectability of accounts.

■ **Net Pension and OPEB Liability/(Asset) and Related Deferred Outflows and Inflows of Resources**

The City's net pension and other post-employment benefits (OPEB) liabilities/(assets) and related deferred outflows and inflows of resources for the City's Employees' Plan, Consolidated Pension Plan, proportionate share of the Florida Retirement System, and Retiree Health Insurance Program are estimates based on actuarial studies performed by a qualified actuary retained by the City. The actuarial valuation is based upon actuarial methods and assumptions which are selected based on risk and market factors affecting governmental entities of similar sizes, pension plan policies, and employee census information. The net pension liabilities/(assets) and related deferred outflows and inflows of resources are allocated based on retirement contributions made. The net OPEB asset and related deferred outflows and inflows are allocated based on health insurance costs. These allocations are also considered significant estimates.

■ **Accumulated Depreciation and Depreciation Expense**

Management estimates accumulated depreciation and depreciation expense for capital assets using the straight-line method of depreciation and by determining estimated useful lives based on the classes of depreciable property described in the notes to the financial statements.

■ **Fair Market Value of Financial and Derivative Instruments**

As discussed in the notes to the financial statements, the City uses third party valuations for determining the fair market value of its financial and derivative instruments, which are based on quoted prices in active markets, matrix pricing techniques based on certain investments' relationships to benchmark quoted prices, or net asset value (NAV) per share if fair value is not readily determinable.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

■ **Incurred But Not Reported (IBNR) Self Insurance Claims**

The City's calculation of IBNR costs is based on cost estimates developed by the City's actuary and third-party administrator. Generally, the same cost estimates are used for both regulatory and accounting purposes. The annual IBNR cost estimate is recorded in the Self Insurance Fund of the City, which is classified as an Internal Service Fund within the City's Comprehensive Annual Financial Report.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements is:

■ **Interfund Balances**

Note 16 discloses the City's interfund balances resulting from certain funds overdrawing their share of pooled cash, as well as from the allocation of pension obligation bond liabilities, reported in governmental activities, to the enterprise funds, including the Utility. The disclosure also includes the estimated amounts of interfund balances that are not expected to be repaid within one year.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

Commencement and completion of the audit was delayed due to turnover in key financial positions and the implementation of a new enterprise resource planning (ERP) system during the year.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Listings of corrected and uncorrected misstatements are attached in Schedules A and B.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 6, 2022.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the governmental unit’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures on Management’s Discussion and Analysis, Schedule of Revenues and Expenditures – Budget and Actual – General Fund, Employees’ Pension Plan, Police Officers’ and Firefighters’ Consolidated Retirement Plan, and OPEB Schedules of Changes in the Net Pension Liability and Related Ratios, Schedules of Employer Contributions, and Schedules of Annual Money-Weighted Rate of Return, and the Florida Retirement System and Health Insurance Subsidy Program Schedules of Proportionate Share of the Net Pension Liability and Related Ratios, and Schedules of Employer Contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on combining statements and schedules of Nonmajor Governmental Funds, Nonmajor Enterprise Funds, Internal Service Funds and Fiduciary Funds, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

We were not engaged to report on the Transmittal Letter or Statistical Information, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the Mayor, City Commissioners, and management of the City, and is not intended to be, and should not be, used by anyone other than these specified parties.



December 6, 2022
Gainesville, Florida

SCHEDULE A

No.	Date	Type	Name	Account No	Debit	Credit
1	9/30/2021	N	Long Term Notes Payable - Current Portion	1934-1001-02-000-000-2501-000 1934		(1,158,592.87)
1	9/30/2021	N	Long Term Pension Bond Payable	1934-1001-02-000-000-2520-000 1934	1,158,592.87	
1	9/30/2021	N	Long Term Bonds Payable	1934-1001-02-000-000-2510-000 1934	303,176,838.57	
1	9/30/2021	N	Long Term Pension Bond Payable	1934-1001-02-000-000-2520-000 1934		(264,457,195.57)
1	9/30/2021	N	Long Term Notes Payable	1934-1001-02-000-000-2500-000 1934		(38,719,643.00)
AJE to re-class b/w LT debt and ST debt to agree with debt RF -HJC						
2	9/30/2021	N	Long Term Pension Bond Payable	1934-1001-02-000-000-2520-000 1934	6,691,655.50	
2	9/30/2021	N	Long Term Bonds Payable	1934-1001-02-000-000-2510-000 1934	1,051,424.72	
2	9/30/2021	N	Long Term Notes Payable	1934-1001-02-000-000-2500-000 1934	4,855,344.00	
2	9/30/2021	N	Contra Revenue Bond 94	1934-1201-05-166-000-5500-144 1934		(213,065.10)
2	9/30/2021	N	Contra Pension Revenue Bond O3A	1934-1202-05-166-000-5500-144 1934		(991,655.50)
2	9/30/2021	N	Contra Pension Revenue Bond O3B	1934-1203-05-166-000-5500-144 1934		(1,465,000.00)
2	9/30/2021	N	Contra Revenue Bond CIRB 10	1934-1209-05-166-000-5500-144 1934		(102,682.97)
2	9/30/2021	N	Contra Revenue Note CIRN 2011	1934-1210-05-166-000-5500-144 1934		(660,000.00)
2	9/30/2021	N	Contra Revenue Note CIRN 2011A	1934-1211-05-166-000-5500-144 1934		(420,000.00)
2	9/30/2021	N	Contra Revenue Note CIRN 2014	1934-1212-05-166-000-5500-144 1934		(1,460,000.00)
2	9/30/2021	N	Contra Revenue Bond CIRB 2014	1934-1213-05-166-000-5500-144 1934		(526,132.50)
2	9/30/2021	N	Contra Revenue Note 2016A	1934-1214-05-166-000-5500-144 1934		(1,048,344.00)
2	9/30/2021	N	Contra Revenue Note 2016B	1934-1215-05-166-000-5500-144 1934		(400,000.00)
2	9/30/2021	N	Contra Revenue Bond CIRB 2017	1934-1216-05-166-000-5500-144 1934		(209,544.15)
2	9/30/2021	N	Contra Revenue Note CIRN 2020	1934-1217-05-166-000-5500-144 1934		(505,000.00)
2	9/30/2021	N	Contra Revenue Note CIRN 2021	1934-1219-05-166-000-5500-144 1934		(362,000.00)
2	9/30/2021	N	Contra Pension Bond 2020	1934-1218-05-166-000-5500-144 1934		(4,235,000.00)
AJE to correct to account for principal payments and reducing LT debt liability -HJC						
3	9/30/2021	R	Land	450-01-1610 1405	4,690,877.26	
3	9/30/2021	R	Building	450-01-1620 1405	43,134,380.95	
3	9/30/2021	R	Allow For Depreciation-Bldgs	450-01-1630 1405		(10,197,660.17)
3	9/30/2021	R	Improvements Other Than Bldgs	450-01-1640 1405	4,489,979.02	
3	9/30/2021	R	Allow For Depr-Imp O/T Bldgs	450-01-1650 1405		(2,261,116.59)
3	9/30/2021	R	Equipment	450-01-1660 1405	63,996,541.74	
3	9/30/2021	R	Allow For Depreciation-Equip	450-01-1670 1405		(39,130,384.72)
3	9/30/2021	R	Fixed Assets	1405-01-000-000-1900-000 1405		(116,311,778.97)
3	9/30/2021	R	Accumulated Depreciation	1405-01-000-000-1960-000 1405	51,589,161.48	
3	9/30/2021	R	Land	413-01-1610 1401	4,154,002.26	
3	9/30/2021	R	Building	413-01-1620 1401	2,009,096.76	
3	9/30/2021	R	Allow For Depreciation-Bldgs	413-01-1630 1401		(667,765.71)
3	9/30/2021	R	Infrastructure	413-01-1680 1401	53,444,699.00	
3	9/30/2021	R	Allow For Depreciation-Infra	413-01-1685 1401		(26,582,482.80)
3	9/30/2021	R	Equipment	413-01-1660 1401	1,186,590.46	
3	9/30/2021	R	Allow For Depreciation-Equip	413-01-1670 1401		(860,549.63)
3	9/30/2021	R	Infrastructure	413-01-1680 1401	2,128,417.34	
3	9/30/2021	R	Allow For Depreciation-Infra	413-01-1685 1401		(435,795.72)
3	9/30/2021	R	Fixed Assets	1401-01-000-000-1900-000 1401		(62,922,805.10)
3	9/30/2021	R	Accumulated Depreciation	1401-01-000-000-1960-000 1401	28,546,593.14	
3	9/30/2021	R	Equipment	416-01-1660 1402	624,995.26	
3	9/30/2021	R	Allow For Depreciation-Equip	416-01-1670 1402		(619,680.16)
3	9/30/2021	R	Accumulated Depreciation	1402-01-000-000-1960-000 1402	619,680.16	
3	9/30/2021	R	Fixed Assets	1402-01-000-000-1900-000 1402		(624,995.26)
3	9/30/2021	R	Land	420-01-1610 1404	19,731.00	
3	9/30/2021	R	Building	420-01-1620 1404	556,454.82	
3	9/30/2021	R	Allow For Depreciation-Bldgs	420-01-1630 1404		(152,512.59)
3	9/30/2021	R	Improvements Other Than Bldgs	420-01-1640 1404	11,535.00	
3	9/30/2021	R	Allow For Depr-Imp O/T Bldgs	420-01-1650 1404		(11,535.00)
3	9/30/2021	R	Equipment	420-01-1660 1404	158,749.38	
3	9/30/2021	R	Allow For Depreciation-Equip	420-01-1670 1404		(101,530.35)
3	9/30/2021	R	Fixed Assets	1404-01-000-000-1900-000 1404		(746,470.20)
3	9/30/2021	R	Accumulated Depreciation	1404-01-000-000-1960-000 1404	265,577.94	
FSR Capital Assets						
4	9/30/2021	N	Discount on Bonds Payable	951-02-2490 1934		(7,512.00)

4	9/30/2021	N	Premium on Bonds Payable	951-02-2491 1934	47,364.00	
4	9/30/2021	N	Amortization of Discount on Note Payable	1934-44-000-0000-5190-7301 1934	7,512.00	
4	9/30/2021	N	Amortization of Premium on Note Payable	1934-44-000-0000-5190-7302 1934		(47,364.00)
4	9/30/2021	N	Deferred Outflows	1934-1001-01-000-000-1800-000 1934		(246,419.00)
4	9/30/2021	N	Amortization of Revenue Refunding Loss	951-44-000-0000-5190-7300 1934	246,419.00	

To account for amortization of
discount and premium on bonds, refunding loss

5	9/30/2021	R	Cash - F/S Reclass	604-01-1040-999 1652	12,857,487.75	
5	9/30/2021	R	Investments	1652-01-000-000-1500-000 1652		(12,857,487.75)
5	9/30/2021	R	Cash - F/S Reclass	601-01-1040-999 1651	918,014.00	
5	9/30/2021	R	Investments	1651-01-000-000-1500-000 1651		(918,014.00)
5	9/30/2021	R	Cash - F/S Reclass	607-01-1040-999 1655	10,831,273.00	
5	9/30/2021	R	Investments	1655-01-000-000-1500-000 1655		(10,831,273.00)

CLIENT DO NOT POST. FS ONLY. To
reclass cash and cash equivalents in investment balance at year-end. /JMB

6	9/30/2021	N	Due From Other Funds (GG)	226-01-1510 1202	4,487,965.00	
6	9/30/2021	N	Due From GRU	226-01-1515 1202	16,901,411.00	
6	9/30/2021	N	Prior Year Fund Balance	1202-03-000-000-3100-000 1202		(21,389,376.00)
6	9/30/2021	N	Investments	1202-01-000-000-1500-000 1202	723,533.00	
6	9/30/2021	N	Prior Year Fund Balance	1202-03-000-000-3100-000 1202		(723,533.00)
6	9/30/2021	N	Due from Other Funds	247-01-1510 1218	25,196,261.00	
6	9/30/2021	N	Due from GRU	247-01-1515 1218	94,137,344.00	
6	9/30/2021	N	Prior Year Fund Balance	1218-03-000-000-3100-000 1218		(119,333,605.00)
6	9/30/2021	N	Deferred Outflows Related to Pensions	450-01-1809 1405	4,042,095.00	
6	9/30/2021	N	Net Pension Liability	450-02-2399 1405		(2,773,838.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	450-02-2559 1405		(227,813.00)
6	9/30/2021	N	OPEB DIR	450 - OPEB - DIR 1405		(1,185,734.00)
6	9/30/2021	N	OPEB DOR	450 - OPEB - DOR 1405	785,006.00	
6	9/30/2021	N	NET OPEB LIABILITY	450 - NET OPEB LIABILITY 1405		(169,122.00)
6	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405		(470,594.00)
6	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405	3,254,426.00	
6	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405	16,847,474.00	
6	9/30/2021	N	Deferred Outflows Related to Pensions	413-01-1809 1401	1,052,172.00	
6	9/30/2021	N	Net Pension Liability	413-02-2399 1401		(722,040.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	413-02-2559 1401		(59,300.00)
6	9/30/2021	N	OPEB DIR	413 - OPEB DIR 1401		(318,884.00)
6	9/30/2021	N	OPEB DOR	413 - OPEB - DOR 1401	211,115.00	
6	9/30/2021	N	NET OPEB LIABILITY	413 - NET OPEB LIABILITY 1401		(45,482.00)
6	9/30/2021	N	Prior Year Fund Balance	1401-03-000-000-3100-000 1401		(117,581.00)
6	9/30/2021	N	Prior Year Fund Balance	1401-03-000-000-3100-000 1401	760,633.00	
6	9/30/2021	N	Prior Year Fund Balance	1401-03-000-000-3100-000 1401	4,530,849.00	
6	9/30/2021	N	Deferred Outflows Related to Pensions	416-01-1809 1402	505,895.00	
6	9/30/2021	N	Net Pension Liability	416-02-2399 1402		(347,164.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	416-02-2559 1402		(28,513.00)
6	9/30/2021	N	OPEB DIR	416 - OPEB - DIR 1402		(172,531.00)
6	9/30/2021	N	OPEB DOR	416 - OPEB - DOR 1402	114,223.00	
6	9/30/2021	N	NET OPEB LIABILITY	416 - NET OPEB LIABILITY 1402		(24,608.00)
6	9/30/2021	N	Prior Year Fund Balance	1402-03-000-000-3100-000 1402		(47,302.00)
6	9/30/2021	N	Prior Year Fund Balance	1402-03-000-000-3100-000 1402	451,322.00	
6	9/30/2021	N	Prior Year Fund Balance	1402-03-000-000-3100-000 1402	2,451,407.00	
6	9/30/2021	N	Deferred Outflows Related to Pensions	420-01-1809 1404	351,468.00	
6	9/30/2021	N	Net Pension Liability	420-02-2399 1404		(241,191.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	420-02-2559 1404		(19,808.00)
6	9/30/2021	N	OPEB DIR	420 - OPEB - DIR 1404		(96,177.00)
6	9/30/2021	N	OPEB DOR	420 - OPEB - DOR 1404	63,674.00	
6	9/30/2021	N	NET OPEB LIABILITY	420 - NET OPEB LIABILITY 1404		(13,718.00)
6	9/30/2021	N	Prior Year Fund Balance	1404-03-000-000-3100-000 1404		(44,248.00)
6	9/30/2021	N	Due to Other Funds	420-02-2079 1404		(173,397.00)
6	9/30/2021	N	Prior Year Fund Balance	1404-03-000-000-3100-000 1404	173,397.00	
6	9/30/2021	N	Due to Other Funds	420-02-2079 1404		(1,366,532.00)
6	9/30/2021	N	Prior Year Fund Balance	1404-03-000-000-3100-000 1404	1,366,532.00	
6	9/30/2021	N	Deferred Outflows Related to Pensions	503-01-1809 1502	317,853.00	
6	9/30/2021	N	Net Pension Liability	503-02-2398 1502		(218,124.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	503-02-2559 1502		(17,914.00)
6	9/30/2021	N	OPEB DOR	503 - OPEB - DOR 1502	72,221.00	
6	9/30/2021	N	NET OPEB LIABILITY	503 - NET OPEB LIABILITY 1502		(15,558.00)
6	9/30/2021	N	OPEB DIR	503 - OPEB - DIR 1502		(109,089.00)
6	9/30/2021	N	Prior Year Fund Balance	1502-03-000-000-3100-000 1502		(29,389.00)
6	9/30/2021	N	Deferred Outflows Related to Pensions	504-01-1809 1503	35,548.00	
6	9/30/2021	N	Net Pension Liability	504-02-2398 1503		(24,393.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	504-02-2559 1503		(2,004.00)

6	9/30/2021	N	OPEB DIR	504 - OPEB - DIR 1503		(10,192.00)
6	9/30/2021	N	OPEB DOR	504 - OPEB - DOR 1503	6,748.00	
6	9/30/2021	N	NET OPEB LIABILITY	504 - NET OPEB LIABILITY 1503		(1,455.00)
6	9/30/2021	N	Prior Year Fund Balance	1503-03-000-000-3100-000 1503		(4,252.00)
6	9/30/2021	N	Deferred Outflows Related to Pensions	502-01-1809 1501	458,706.00	
6	9/30/2021	N	Net Pension Liability	502-02-2399 1501		(314,782.00)
6	9/30/2021	N	Deferred Inflows Related to Pensions	502-02-2559 1501		(25,853.00)
6	9/30/2021	N	OPEB DIR	502 - OPEB - DIR 1501		(153,047.00)
6	9/30/2021	N	OPEB DOR	502 - OPEB - DOR 1501	101,323.00	
6	9/30/2021	N	NET OPEB LIABILITY	502 - NET OPEB LIABILITY 1501		(21,829.00)
6	9/30/2021	N	Prior Year Fund Balance	1501-03-000-000-3100-000 1501		(44,518.00)
6	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405		(3,254,426.00)
6	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405		(16,847,474.00)
6	9/30/2021	N	Due To Other Funds	1401-02-000-000-2180-000 1401		(760,633.00)
6	9/30/2021	N	Due To Other Funds	1401-02-000-000-2180-000 1401		(4,530,849.00)
6	9/30/2021	N	Due To Other Funds	1402-02-000-000-2180-000 1402		(451,322.00)
6	9/30/2021	N	Due To Other Funds	1402-02-000-000-2180-000 1402		(2,451,407.00)

To adjust beginning equity balances.

7	9/30/2021	N	General Government - DOR	961-01-1809 1934	8,189,152.00	
7	9/30/2021	N	General Government - Net Pension Liability	961-02-2399 1934		(5,619,708.00)
7	9/30/2021	N	General Government - DIR	961-02-2559 1934		(461,541.00)
7	9/30/2021	N	Consolidated - DOR	962-01-1809 1934	11,572,272.00	
7	9/30/2021	N	Consolidated - Net Pension Liability	962-02-2399 1934		(5,489,172.00)
7	9/30/2021	N	Consolidated - DIR	962-02-2559 1934		(2,084,351.00)
7	9/30/2021	N	GG - DOR - OPEB	963-01-1809 1934	3,993,932.00	
7	9/30/2021	N	GG - Net OPEB Liability	963-02-2399 1934		(860,452.00)
7	9/30/2021	N	GG - DIR - OPEB	963-02-2559 1934		(6,032,746.00)
7	9/30/2021	N	FRS - DOR	964-01-1809 1934	401,401.00	
7	9/30/2021	N	FRS - Net Pension Liability	964-02-2399 1934		(1,257,409.00)
7	9/30/2021	N	FRS - DIR	964-02-2559 1934		(83,823.00)
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934		(2,267,555.00)
7	9/30/2021	N	Premium on Bonds Payable	951-02-2491 1934		(674,935.00)
7	9/30/2021	N	Discount on Bonds Payable	951-02-2490 1934	7,512.00	
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934	667,423.00	
7	9/30/2021	N	Contra Pension Bond Payable	1934-1001-01-000-000-1521-000 1934	1,950,400.00	
7	9/30/2021	N	Contra Revenue Bonds Payable	1934-1001-01-000-000-1531-000 1934	5,051,683.24	
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934		(7,002,083.24)
7	9/30/2021	N	Accrued Interest Payable	1934-1001-02-000-000-2102-000 1934	13,551,759.79	
7	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934		(13,551,759.79)
7	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934		(3,599,230.44)
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934	3,599,230.44	
7	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934	16,189,327.00	
7	9/30/2021	N	Long Term Pension Bonds - Accreted Interest	1934-1001-02-000-000-2521-000 1934		(16,189,327.00)
7	9/30/2021	N	Long Term Notes Payable	1934-1001-02-000-000-2500-000 1934	2,046,539.25	
7	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934		(2,046,539.25)
7	9/30/2021	N	Bond Amortization - Premium	1934-1001-02-000-000-2560-000 1934		(47,364.00)
7	9/30/2021	N	Bond Amortization - Discount	1934-1001-02-000-000-2561-000 1934	768.00	
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934	46,596.00	
7	9/30/2021	N	Accrued Vacation Payable	1934-1001-02-000-000-2530-000 1934		(1,190,711.93)
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934	1,190,711.93	
7	9/30/2021	N	Long Term Bonds Payable	1934-1001-02-000-000-2510-000 1934	4,761.00	
7	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934		(4,761.00)
7	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405		(2,000.00)
7	9/30/2021	N	Accrued Liabilities	1405-02-000-000-2101-000 1405	2,000.00	
7	9/30/2021	N	Operations and Maintenance - Other Labor	1501-05-040-000-5200-067 1501		(230.00)
7	9/30/2021	N	Prior Year Fund Balance	1501-03-000-000-3100-000 1501	230.00	

To correct beginning equity balances.

8	9/30/2021	N	Cash with Fiscal Agent	1501-01-000-000-1030-000 1501	1,087,189.16	
8	9/30/2021	N	Cash in Bank	1501-01-000-000-1000-000 1501		(419,875.64)
8	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1501-04-039-000-4600-146 1501		(62,714.48)
8	9/30/2021	N	Operations and Maintenance - Gasoline Expense	1501-05-040-000-5200-024 1501		(163,241.74)
8	9/30/2021	N	Operations and Maintenance - Diesel Fuel Expense	1501-05-040-000-5200-025 1501		(441,357.30)
8	9/30/2021	N	Deferred inflows-fuel hedging	1501-02-000-000-2800-000 1501		(808,796.10)
8	9/30/2021	N	Short-term Investment - Fuel Hedge	1501-01-000-000-1500-000 1501	808,796.10	

PBC Fuel Hedging
Original PBC JE-000997; reversed and reposted

9	9/30/2021	N	General Government - Net Pension Liability	961-02-2399 1934	23,310,935.00	
9	9/30/2021	N	General Government - DOR	961-01-1809 1934		(6,420,949.00)
9	9/30/2021	N	General Government - DIR	961-02-2559 1934		(14,360,258.00)
9	9/30/2021	N	GG - Retirement Expense	961-44-600-2020 1934		(1,161,610.00)
9	9/30/2021	N	Public Safety - Retirement Expense	961-44-620-2020 1934		(497,962.00)
9	9/30/2021	N	Physical Environment - Retirement Expense	961-44-850-2020 1934		(280,707.00)
9	9/30/2021	N	Transportation - Retirement Expense	961-44-800-2020 1934		(157,530.00)
9	9/30/2021	N	Economic Dev - Retirement Expense	961-44-640-2020 1934		(77,287.00)
9	9/30/2021	N	Human Services - Retirement Expense	961-44-950-2020 1934		(57,514.00)
9	9/30/2021	N	Culture & Rec - Retirement Expense	961-44-870-2020 1934		(297,118.00)
9	9/30/2021	N	Net Pension Liability	450-02-2399 1405	9,696,197.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	450-01-1809 1405		(3,350,218.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	450-02-2559 1405		(5,571,774.00)
9	9/30/2021	N	Retirement Expense GASB 68 Adjustment	450-44-680-8099-5440-2020 1405		(774,205.00)
9	9/30/2021	N	Net Pension Liability	413-02-2399 1401	2,761,749.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	413-01-1809 1401		(848,306.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	413-02-2559 1401		(1,649,578.00)
9	9/30/2021	N	Retirement Expense GASB 68 Adjustment	413-44-800-8099-5380-2020 1401		(263,865.00)
9	9/30/2021	N	Net Pension Liability	416-02-2399 1402	1,420,185.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	416-01-1809 1402		(398,649.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	416-02-2559 1402		(870,470.00)
9	9/30/2021	N	Retirement Expense GASB 68 Adjustment	416-44-660-8099-5240-2020 1402		(151,066.00)
9	9/30/2021	N	Net Pension Liability	420-02-2399 1404	840,585.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	420-01-1809 1404		(291,560.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	420-02-2559 1404		(482,367.00)
9	9/30/2021	N	Retirement Expense GASB 68 Adjustment	420-44-800-8099-5340-2020 1404		(66,658.00)
9	9/30/2021	N	Net Pension Liability	503-02-2398 1502	863,230.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	503-01-1809 1502		(253,376.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	503-02-2559 1502		(522,560.00)
9	9/30/2021	N	Retirement	503-44-920-9225-5190-2020 1502		(87,294.00)
9	9/30/2021	N	Net Pension Liability	504-02-2398 1503	135,229.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	504-01-1809 1503		(24,469.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	504-02-2559 1503		(90,855.00)
9	9/30/2021	N	Retirement	504-44-920-9210-5190-2020 1503		(19,905.00)
9	9/30/2021	N	Net Pension Liability	502-02-2399 1501	1,111,738.00	
9	9/30/2021	N	Deferred Outflows Related to Pensions	502-01-1809 1501		(379,052.00)
9	9/30/2021	N	Deferred Inflows Related to Pensions	502-02-2559 1501		(641,841.00)
9	9/30/2021	N	Retirement	502-44-840-8410-5900-2020 1501		(90,845.00)

To record current year activity
for general employees' plan.

10	9/30/2021	N	Inventories - Regional Transit System (RTS) Gas	1405-01-000-000-1450-000 1405	3,809.41	
10	9/30/2021	N	Operations and Maintenance - Gasoline Expense	1405-05-157-000-5200-024 1405		(3,809.41)
10	9/30/2021	N	Inventories - Regional Transit System (RTS) Diesel	1405-01-000-000-1440-000 1405	15,673.34	
10	9/30/2021	N	Operations and Maintenance - Diesel Fuel Expense	1405-05-157-000-5200-025 1405		(15,673.34)
10	9/30/2021	N	Inventories - Fleet Gas	1501-01-000-000-1420-000 1501	43,577.93	
10	9/30/2021	N	Inventories - Fleet Gas	1501-01-000-000-1420-000 1501	46,918.38	
10	9/30/2021	N	Operations and Maintenance - Gasoline Expense	1501-05-040-000-5200-024 1501		(43,577.93)
10	9/30/2021	N	Operations and Maintenance - Diesel Fuel Expense	1501-05-040-000-5200-025 1501		(46,918.38)
10	9/30/2021	N	Inventories - Other	1501-01-000-000-1400-000 1501	33,917.83	
10	9/30/2021	N	Operations and Maintenance - Motor Equipment - Par	1501-05-040-000-5200-065 1501		(33,917.83)
10	9/30/2021	N	Inventories - Auto Supplies	1405-01-000-000-1410-000 1405	304,766.53	
10	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1405-05-157-000-5200-013 1405		(304,766.53)

PBC Inventory Adjustments
PBC JE# 000992-000995

11	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1401-05-127-PRJ-000059-5200-013 1401	2,318.89	
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-127-PRJ-000062-6100-151 1401		(2,318.89)
11	9/30/2021	N	Improvements Other Than Bldgs	413-01-1640 1401	7,674.18	
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-123-PRJ-000237-6100-151 1401		(7,674.18)
11	9/30/2021	N	Construction Work in Progress	1401-01-000-000-1910-000 1401	42,590.23	
11	9/30/2021	N	Construction Work in Progress	1401-01-000-000-1910-000 1401	14,606.91	
11	9/30/2021	N	Construction Work in Progress	1401-01-000-000-1910-000 1401	298,162.57	
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-123-PRJ-000235-6100-151 1401		(42,590.23)
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-127-PRJ-000060-6100-151 1401		(14,606.91)
11	9/30/2021	N	Construction Work in Progress	1401-01-000-000-1910-000 1401	20,087.23	
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-127-PRJ-000059-6100-151 1401		(20,087.23)
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-127-PRJ-000078-6100-151 1401		(298,162.57)
11	9/30/2021	N	Operations and Maintenance - Architect and Engineer	1401-05-127-PR_0255-5200-078 1401	8,448.00	
11	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-127-PR_0256-6100-151 1401		(8,448.00)

PBC Capital Assets
PBC JE # 001013-001016

12	9/30/2021	N	FRS - DOR	964-01-1809 1934		(194,605.00)
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12	9/30/2021	N	FRS - Net Pension Liability	964-02-2399 1934	983,825.00	
12	9/30/2021	N	FRS - DIR	964-02-2559 1934		(682,144.00)
12	9/30/2021	N	GG - Retirement Expense	961-44-600-2020 1934		(107,076.00)

To record current year activity
for FRS plan.

13	9/30/2021	N	GG - DOR - OPEB	963-01-1809 1934		(3,192,856.00)
13	9/30/2021	N	GG - Net OPEB Liability	963-02-2399 1934	3,889,805.00	
13	9/30/2021	N	GG - DIR - OPEB	963-02-2559 1934	32,671.00	
13	9/30/2021	N	GG - OPEB Expense	963-44-600-2020 1934	128,316.00	
13	9/30/2021	N	Public Safety - OPEB Expense	963-44-620-2020 1934		(504,917.00)
13	9/30/2021	N	Economic Dev - OPEB Expense	963-44-640-2020 1934		(53,330.00)
13	9/30/2021	N	Transportation - OPEB Expense	963-44-800-2020 1934	53,686.00	
13	9/30/2021	N	Physical Environment - OPEB Expense	963-44-850-2020 1934		(137,313.00)
13	9/30/2021	N	Culture & Rec - OPEB Expense	963-44-870-2020 1934		(97,106.00)
13	9/30/2021	N	Human Services - OPEB Expense	963-44-950-2020 1934		(118,956.00)
13	9/30/2021	N	OPEB DIR	450 - OPEB - DIR 1405		(272,610.00)
13	9/30/2021	N	OPEB DOR	450 - OPEB - DOR 1405		(590,301.00)
13	9/30/2021	N	OPEB EXPENSE	450 - OPEB EXPENSE 1405		(42,508.00)
13	9/30/2021	N	NET OPEB LIABILITY	450 - NET OPEB LIABILITY 1405	905,419.00	
13	9/30/2021	N	OPEB DIR	413 - OPEB DIR 1401		(51,341.00)
13	9/30/2021	N	OPEB DOR	413 - OPEB - DOR 1401		(161,685.00)
13	9/30/2021	N	OPEB EXPENSE	413 - OPEB EXPENSE 1401		(19,378.00)
13	9/30/2021	N	NET OPEB LIABILITY	413 - NET OPEB LIABILITY 1401	232,404.00	
13	9/30/2021	N	OPEB DIR	416 - OPEB - DIR 1402		(5,798.00)
13	9/30/2021	N	OPEB DOR	416 - OPEB - DOR 1402		(90,414.00)
13	9/30/2021	N	OPEB EXPENSE	416 - OPEB EXPENSE 1402		(18,432.00)
13	9/30/2021	N	NET OPEB LIABILITY	416 - NET OPEB LIABILITY 1402	114,644.00	
13	9/30/2021	N	OPEB DIR	420 - OPEB - DIR 1404		(35,079.00)
13	9/30/2021	N	OPEB DOR	420 - OPEB - DOR 1404		(46,149.00)
13	9/30/2021	N	OPEB EXPENSE	420 - OPEB EXPENSE 1404	1,241.00	
13	9/30/2021	N	NET OPEB LIABILITY	420 - NET OPEB LIABILITY 1404	79,987.00	
13	9/30/2021	N	OPEB DIR	502 - OPEB - DIR 1501		(13,668.00)
13	9/30/2021	N	OPEB DOR	502 - OPEB - DOR 1501		(79,065.00)
13	9/30/2021	N	OPEB EXPENSE	502 - OPEB EXPENSE 1501		(13,268.00)
13	9/30/2021	N	NET OPEB LIABILITY	502 - NET OPEB LIABILITY 1501	106,001.00	
13	9/30/2021	N	OPEB DIR	503 - OPEB - DIR 1502		(3,863.00)
13	9/30/2021	N	OPEB DOR	503 - OPEB - DOR 1502		(57,141.00)
13	9/30/2021	N	OPEB EXPENSE	503 - OPEB EXPENSE 1502		(11,583.00)
13	9/30/2021	N	NET OPEB LIABILITY	503 - NET OPEB LIABILITY 1502	72,587.00	
13	9/30/2021	N	OPEB DIR	504 - OPEB - DIR 1503		(1,674.00)
13	9/30/2021	N	OPEB DOR	504 - OPEB - DOR 1503		(5,163.00)
13	9/30/2021	N	OPEB EXPENSE	504 - OPEB EXPENSE 1503		(608.00)
13	9/30/2021	N	NET OPEB LIABILITY	504 - NET OPEB LIABILITY 1503	7,445.00	

To post current year OPEB activity.

14	9/30/2021	R	Land	502-01-1610 1501	631,562.96	
14	9/30/2021	R	Equipment	502-01-1660 1501	34,005,123.23	
14	9/30/2021	R	Building	502-01-1620 1501	3,469,335.48	
14	9/30/2021	R	Infrastructure	502-01-1680 1501	881,362.52	
14	9/30/2021	R	Improvements Other Than Bldgs	502-01-1640 1501	1,367,769.61	
14	9/30/2021	R	Fixed Assets	1501-01-000-000-1900-000 1501		(40,355,153.80)
14	9/30/2021	R	Accumulated Depreciation	1501-01-000-000-1960-000 1501	22,785,308.97	
14	9/30/2021	R	Allow For Depreciation-Bldgs	502-01-1630 1501		(748,296.78)
14	9/30/2021	R	Allow For Depr-Imp O/T Bldgs	502-01-1650 1501		(555,715.20)
14	9/30/2021	R	Allow For Depreciation-Equip	502-01-1670 1501		(21,381,027.75)
14	9/30/2021	R	Allow For Depreciation-Infra	502-01-1685 1501		(100,269.24)
14	9/30/2021	R	Fixed Assets	1934-1001-01-000-000-1900-000 1934		(451,172,853.06)
14	9/30/2021	R	Land	901-01-1610 1934	35,933,440.46	
14	9/30/2021	R	Building	901-01-1620 1934	88,500,633.41	
14	9/30/2021	R	Infrastructure	901-01-1680 1934	275,845,437.44	
14	9/30/2021	R	Improvements Other Than Bldgs	901-01-1640 1934	26,698,379.61	
14	9/30/2021	R	Equipment	901-01-1660 1934	24,194,962.14	
14	9/30/2021	R	Accumulated Depreciation	1934-1001-01-000-000-1960-000 1934	227,387,471.62	
14	9/30/2021	R	Allow For Depreciation-Bldgs	901-01-1630 1934		(40,581,546.91)
14	9/30/2021	R	Allow For Depreciation-Equip	901-01-1670 1934		(20,227,822.14)
14	9/30/2021	R	Allow For Depr-Imp O/T Bldgs	901-01-1650 1934		(15,868,724.90)
14	9/30/2021	R	Allow For Depreciation-Infra	901-01-1685 1934		(150,709,377.67)
14	9/30/2021	R	Fixed Assets	1934-1504-01-000-000-1900-000 1934		(8,565,239.00)

14	9/30/2021	R	Improvements Other than Buildings	1934-1504-01-000-000-1640-000 1934	8,511,963.05	
14	9/30/2021	R	Machinery and Equipment	1934-1504-01-000-000-1660-000 1934	53,275.95	
14	9/30/2021	R	Fixed Assets	1934-1115-01-000-000-1900-000 1934		(148,202.00)
14	9/30/2021	R	Fixed Assets: Infrastructure	1934-1115-01-000-000-1900-178 1934	148,202.00	

FSR CAPITAL ASSETS CLIENT DO NOT
POST

15	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405	4,628,433.00	
15	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405		(4,628,433.00)

PBC Fix billing and collections
error, payments not recorded on the proper date.
PBC JE# 001008

16	9/30/2021	N	Accounts Payable	1202-02-000-000-2100-000 1202	3,570,387.50	
16	9/30/2021	N	Bonds/Notes Payable	1202-02-000-000-2500-000 1202		(3,570,387.50)
16	9/30/2021	N	Accounts Payable	1203-02-000-000-2100-000 1203	2,455,447.75	
16	9/30/2021	N	Bonds/Notes Payable	1203-02-000-000-2500-000 1203		(2,455,447.75)
16	9/30/2021	N	Accounts Payable	1211-02-000-000-2100-000 1211	424,809.00	
16	9/30/2021	N	Bonds/Notes Payable	1211-02-000-000-2500-000 1211		(424,809.00)
16	9/30/2021	N	Accounts Payable	1212-02-000-000-2100-000 1212	1,551,730.14	
16	9/30/2021	N	Bonds/Notes Payable	1212-02-000-000-2500-000 1212		(1,551,730.14)
16	9/30/2021	N	Accounts Payable	1213-02-000-000-2100-000 1213	825,199.38	
16	9/30/2021	N	Bonds/Notes Payable	1213-02-000-000-2500-000 1213		(825,199.38)
16	9/30/2021	N	Accounts Payable	1217-02-000-000-2100-000 1217	584,341.75	
16	9/30/2021	N	Bonds/Notes Payable	1217-02-000-000-2500-000 1217		(584,341.75)
16	9/30/2021	N	Accounts Payable	1218-02-000-000-2100-000 1218	6,587,048.29	
16	9/30/2021	N	Bonds/Notes Payable	1218-02-000-000-2500-000 1218		(6,587,048.29)
16	9/30/2021	N	Accounts Payable	1219-02-000-000-2100-000 1219	457,927.03	
16	9/30/2021	N	Bonds/Notes Payable	1219-02-000-000-2500-000 1219		(457,927.03)

Reclassify A/P in debt service
funds to notes/bonds payable for payments due October 1.

17	9/30/2021	N	Due From Other Funds	1934-1001-01-000-000-1270-000 1934		(3,090,360.00)
17	9/30/2021	N	Due From Other Funds	1934-1115-01-000-000-1270-000 1934		(53,202.20)
17	9/30/2021	N	Due From Other Funds	1934-1129-01-000-000-1270-000 1934		(262.84)
17	9/30/2021	N	Due From Other Funds	1934-1324-01-000-000-1270-000 1934		(99,208.18)
17	9/30/2021	N	Due From Other Funds	1934-1325-01-000-000-1270-000 1934		(24,626.62)
17	9/30/2021	N	Due From Other Funds	1934-1333-01-000-000-1270-000 1934		(2,719.32)
17	9/30/2021	N	Due To Other Funds	1934-1001-02-000-000-2180-000 1934	3,202,258.16	
17	9/30/2021	N	Due To Other Funds	1934-1315-02-000-000-2180-000 1934	53,202.20	
17	9/30/2021	N	Due To Other Funds	1934-1326-02-000-000-2180-000 1934	14,918.80	

To remove DTFD balances in full
accrual trial balances.

18	9/30/2021	N	Accrued Receivables	1934-1001-01-000-000-1230-000 1934		(11,245.00)
18	9/30/2021	N	Miscellaneous Revenue - Machinery and Equipment	1934-1001-04-060-000-4600-145 1934	2,760.00	
18	9/30/2021	N	Miscellaneous Revenue - Machinery and Equipment	1934-1001-04-096-000-4600-145 1934	8,485.00	
18	9/30/2021	N	Miscellaneous Revenue - Machinery and Equipment	1934-1132-04-167-000-4600-145 1934	8,960.00	
18	9/30/2021	N	Miscellaneous Revenue - Machinery and Equipment	1934-1132-04-167-000-4600-168 1934		(8,960.00)
18	9/30/2021	N	Accrued Receivables	1934-1116-01-000-000-1230-000 1934	42,101.00	
18	9/30/2021	N	Miscellaneous Revenue - Vehicles	1934-1116-04-153-000-4600-168 1934		(42,101.00)

To correct A/R and Misc Revenue
reported in GASB 34 Fund (PBC JE#001143)

19	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934		(228,818.00)
19	9/30/2021	N	Interest Expense Revenue Bonds	1934-44-000-0000-5190-7210 1934	228,818.00	
19	9/30/2021	N	Long Term Pension Bonds - Accreted Interest	1934-1001-02-000-000-2521-000 1934	486,143.00	
19	9/30/2021	N	Interest Expense Pension Bonds	1934-44-000-000-5190-7200 1934	1,547,202.00	
19	9/30/2021	N	Contra Interest Expense Pension Bonds	1934-44-000-0000-5190-7201 1934		(2,033,345.00)

To account for current year
accreted interest activity from roll-forward -HJC

20	9/30/2021	N	Long Term Notes Payable - Current Portion	1934-1001-02-000-000-2501-000 1934	8,910,292.35	
20	9/30/2021	N	Long Term Bonds Payable - Current Portion	1934-1001-02-000-000-2502-000 1934		(752,434.35)
20	9/30/2021	N	Long Term Pension Bonds Payable - Current Portion	1934-1001-02-000-000-2503-000 1934		(8,157,858.00)

To re-class portions of LT debt
due w/in 1 yr in order to account for revenue bond debt and pension bond debt -HJC

21	9/30/2021	N	Retainage Payable	1331-02-000-000-2170-000 1331		(14,578.43)
21	9/30/2021	N	Retainage Payable	1331-02-000-000-2170-000 1331		(16,156.15)
21	9/30/2021	N	Retainage Payable	1331-02-000-000-2170-000 1331		(43,073.93)
21	9/30/2021	N	Prior Year Fund Balance	1331-03-000-000-3100-000 1331	2,958,546.16	
21	9/30/2021	N	Current Year Fund Balance	1331-03-000-000-3101-000 1331		(2,623,242.60)

21	9/30/2021	N	Administrative and General - Professional Services	1331-05-060-PR_0224-5300-010 1331		(687.61)
21	9/30/2021	N	Administrative and General - Contractual Services	1331-05-060-PR_0170-5300-005 1331		(3,035.86)
21	9/30/2021	N	Administrative and General - Contractual Services	1331-05-060-PR_0273-5300-005 1331		(16,018.30)
21	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1331-05-060-PRJ-000016-6100-151 1331	29,156.86	
21	9/30/2021	N	Administrative and General - Professional Services	1331-05-060-PRJ-000012-5300-010 1331		(1,696.43)
21	9/30/2021	N	Administrative and General - Contractual Services	1331-05-060-PRJ-000003-5300-005 1331		(2,513.38)
21	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1331-05-060-PRJ-000003-6100-151 1331		(164,865.15)
21	9/30/2021	N	Administrative and General - Contractual Services	1331-05-060-PRJ-000020-5300-005 1331	454.00	
21	9/30/2021	N	Administrative and General - Professional Services	1331-05-060-PRJ-000020-5300-010 1331		(2,400.00)
21	9/30/2021	N	Administrative and General - Contractual Services	1331-05-060-PRJ-000023-5300-005 1331	850.00	
21	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1331-05-060-PRJ-000026-6100-151 1331		(86,539.18)
21	9/30/2021	N	Administrative and General - Contractual Services	1331-05-066-PRJ-000450-5300-005 1331		(16,200.00)
21	9/30/2021	N	Administrative and General - Professional Services	1331-05-060-PRJ-000026-5300-010 1331	2,000.00	

PBC - to correct conversion
issue/beginning equity in Fund 1331

22	9/30/2021	N	Operations and Maintenance - Assessments	1001-05-028-000-5200-026 1001	72,482.60	
22	9/30/2021	N	Operations and Maintenance - Assessments	1001-05-096-000-5200-026 1001	48,527.50	
22	9/30/2021	N	Operations and Maintenance - Assessments	1001-05-011-000-5200-026 1001	37,125.90	
22	9/30/2021	N	Operations and Maintenance - Assessments	1001-05-028-000-5200-026 1001	10,264.80	
22	9/30/2021	N	Accrued Receivables	1001-01-000-000-1230-000 1001		(168,400.80)
22	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	168,400.80	
22	9/30/2021	N	Accounts Payable	1001-02-000-000-2100-000 1001		(168,400.80)
22	9/30/2021	N	Miscellaneous Revenue - Vehicles	1405-04-153-000-4600-145 1405	36,400.00	
22	9/30/2021	N	Accrued Receivables	1405-01-000-000-1230-000 1405		(36,400.00)
22	9/30/2021	N	Miscellaneous Revenue - Vehicles	1501-04-039-000-4600-145 1501	331,192.50	
22	9/30/2021	N	Accrued Receivables	1501-01-000-000-1230-000 1501		(331,192.50)
22	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-002-000-4600-150 1001	362,739.72	
22	9/30/2021	N	Prior Year Fund Balance	1001-03-000-000-3100-000 1001	256,836.57	
22	9/30/2021	N	Accrued Receivables	1001-01-000-000-1230-000 1001		(619,576.29)
22	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1301-04-181-000-4600-150 1301	19,500.00	
22	9/30/2021	N	Accounts Receivable	1301-01-000-000-1200-000 1301		(19,500.00)
22	9/30/2021	N	Accounts Receivable	1407-01-000-000-1200-000 1407	3,260.99	
22	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1407-04-181-000-4600-150 1407		(3,260.99)
22	9/30/2021	N	Accrued Receivables	1001-01-000-000-1230-000 1001	377,919.21	
22	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(377,919.21)
22	9/30/2021	N	Taxes - Housing Utility Service Tax	1001-04-002-000-4100-011 1001	619,576.29	
22	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-002-000-4600-150 1001		(362,739.72)
22	9/30/2021	N	Prior Year Fund Balance	1001-03-000-000-3100-000 1001		(256,836.57)

To clear out A/R entries provided
by client. PBC JE 1060-1063

23	9/30/2021	N	Accounts Receivable	1405-01-000-000-1200-000 1405	3,632,429.17	
23	9/30/2021	N	Charges for Services - UF Transportation Bus Fees	1405-04-153-000-4400-113 1405		(3,632,429.17)

To accrue June-Sept 2021 UF Campus
Transportation Fees

24	9/30/2021	N	Fund Balance/Retained Earnings	135-03-2710 135		(1,096.00)
24	9/30/2021	N	Transfer out to General Fund	135-44-820-8220-0000-9999 135	1,096.00	
24	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1001-04-038-000-4800-171 1001		(1,096.00)
24	9/30/2021	N	Prior Year Fund Balance	1001-03-000-000-3100-000 1001	1,096.00	

Record beginning equity in Old
Fund 135 and record combination of Fire Assessment Fund and General Fund through transfer rather than equity
adjustment.

25	9/30/2021	N	Accounts Payable	1502-02-000-000-2100-000 1502	1,940.48	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1502-04-158-000-4600-150 1502		(1,940.48)
25	9/30/2021	N	Accounts Payable	1502-02-000-000-2100-000 1502	744.44	
25	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		(744.44)
25	9/30/2021	N	Accounts Payable	1501-02-000-000-2100-000 1501	198.80	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1501-04-040-000-4600-150 1501		(198.80)
25	9/30/2021	N	Accounts Payable	1405-02-000-000-2100-000 1405	2,515.00	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1405-04-156-000-4600-150 1405		(2,515.00)
25	9/30/2021	N	Accounts Payable	1404-02-000-000-2100-000 1404	473,812.59	
25	9/30/2021	N	Operations and Maintenance - Refuse Collection Fee	1404-05-151-000-5200-062 1404		(473,812.59)
25	9/30/2021	N	Accounts Payable	1401-02-000-000-2100-000 1401	4,307.00	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1401-04-123-000-4600-150 1401		(4,307.00)
25	9/30/2021	N	Accounts Payable	1326-02-000-000-2100-000 1326	14,496.30	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1326-04-181-000-4600-150 1326		(14,496.30)
25	9/30/2021	N	Accounts Payable	1301-02-000-000-2100-000 1301	1,143.20	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1301-04-181-000-4600-150 1301		(1,143.20)

25	9/30/2021	N	Accounts Payable	1121-02-000-000-2100-000 1121	184.50	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1121-04-060-000-4600-150 1121		(184.50)
25	9/30/2021	N	Accounts Payable	1102-02-000-000-2100-000 1102	1,461.10	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1102-04-059-PROGRAM-3-258-4600-150 1102		(1,461.10)
25	9/30/2021	N	Accounts Payable	1001-02-000-000-2100-000 1001	232,149.25	
25	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-060-000-4600-150 1001		(232,149.25)

PBC FY21 AP reclass to reconcile
after conversion

26	9/30/2021	N	Cash in Bank	1503-01-000-000-1000-000 1503	8,380,748.08	
26	9/30/2021	N	Accounts Receivable	1503-01-000-000-1200-000 1503		(40.60)
26	9/30/2021	N	Allowance for Doubtful Accounts	1503-01-000-000-1290-000 1503	40.60	
26	9/30/2021	N	Employer Contributions - Employer Contributions	1503-04-158-000-4401-177 1503		(39,335.20)
26	9/30/2021	N	Employer Contributions - Life Insurance Contributions	1503-04-158-000-4401-180 1503		(76,933.45)
26	9/30/2021	N	Employee Contributions - Employee Contributions -	1503-04-158-000-4402-176 1503		(1,269,690.22)
26	9/30/2021	N	Employee Contributions - Flex Plan Contributions	1503-04-158-000-4402-178 1503		(368,271.69)
26	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1503-04-158-000-4600-146 1503	4,807.00	
26	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1503-04-158-000-4600-150 1503		(0.21)
26	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1503-04-181-000-4600-146 1503		(4,807.14)
26	9/30/2021	N	Salaries and Benefits - Contractual Services	1503-05-158-000-5100-005 1503	92,137.12	
26	9/30/2021	N	Salaries and Benefits - Claims Paid	1503-05-158-000-5100-110 1503		(18,271,771.33)
26	9/30/2021	N	Salaries and Benefits - Flex Claims Paid	1503-05-158-000-5100-112 1503		(644,737.11)
26	9/30/2021	N	Operations and Maintenance - Worker's Comp Claims	1503-05-158-000-5200-109 1503		(517,199.05)
26	9/30/2021	N	Operations and Maintenance - Claims Paid	1503-05-158-000-5200-110 1503	18,763,297.43	
26	9/30/2021	N	Operations and Maintenance - Flex Claims Paid	1503-05-158-000-5200-112 1503	699,784.69	
26	9/30/2021	N	Administrative and General - Contractual Services	1503-05-158-000-5300-005 1503		(96,388.68)
26	9/30/2021	N	REHAB Premiums	504-05-920-9210-0000-8252 1503		(6,651,640.24)

PBC - To correct balances in EHAB
fund.

27	9/30/2021	N	Assets Held in Evidence	1001-01-000-000-1300-000 1001	2,937.81	
27	9/30/2021	N	Sales Tax Payable	1001-02-000-000-2140-000 1001		(2,937.81)

PBC - Moving sales tax to the
correct account

28	9/30/2021	N	Debt Service - Principal	1205-05-166-000-5500-144 1205		(145,301.45)
28	9/30/2021	N	Transfer to Fund 1401	1205-44-000-0000-0000-9999 1205	145,301.45	
28	9/30/2021	N	Long Term Notes Payable	1401-02-000-000-2500-000 1401	145,301.45	
28	9/30/2021	N	Transfer from Fund 1205	1401-05-000-0000-0000-9999 1401		(145,301.45)

To convert principal payment per
Fund 1205 to full accrual basis (Reduction of debt in Fund 1401)

29	9/30/2021	N	Taxes - Electric Public Services Tax	1001-04-002-000-4100-010 1001	88,734.36	
29	9/30/2021	N	Taxes - Water Utility Service Tax	1001-04-002-000-4100-013 1001	39,619.91	
29	9/30/2021	N	Taxes - Physical Plant Utility Service Tax	1001-04-002-000-4100-012 1001		(128,354.27)

Reclassify revenues from RC_010
and RC_013 to RC_012

30	9/30/2021	N	Other Financing Sources - Bond Proceeds	1219-04-166-000-4800-172 1219		(11,473,000.00)
30	9/30/2021	N	Debt Service - Debt Issuance Expense	1219-05-181-000-5300-141 1219	45,227.12	
30	9/30/2021	N	Other Financing Uses - Bond Refunding	1219-05-166-000-5900-141 1219	2,432,317.03	
30	9/30/2021	N	Other Financing Uses - Bond Refunding	1219-05-166-000-5900-141 1219	8,995,455.85	
30	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1219-04-166-000-4800-171 1219		(320,000.00)
30	9/30/2021	N	Debt Service - Principal	1219-05-166-000-5500-144 1219	320,000.00	
30	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1209-05-166-000-5900-145 1209	105,000.00	
30	9/30/2021	N	Cash in Bank	1209-01-000-000-1000-000 1209		(105,000.00)
30	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1216-05-166-000-5900-145 1216	215,000.00	
30	9/30/2021	N	Cash in Bank	1216-01-000-000-1000-000 1216		(215,000.00)
30	9/30/2021	N	Debt Service - Principal	1209-05-166-000-5500-144 1209		(102,682.97)
30	9/30/2021	N	Debt Service - Interest Expense	1209-05-166-000-5500-140 1209		(2,317.03)
30	9/30/2021	N	Cash in Bank	1209-01-000-000-1000-000 1209	105,000.00	
30	9/30/2021	N	Debt Service - Principal	1216-05-166-000-5500-144 1216		(209,544.15)
30	9/30/2021	N	Debt Service - Interest Expense	1216-05-166-000-5500-140 1216		(5,455.85)
30	9/30/2021	N	Cash in Bank	1216-01-000-000-1000-000 1216	215,000.00	
30	9/30/2021	N	Administrative and General - Contractual Services	1219-05-181-000-5300-005 1219		(36,635.85)
30	9/30/2021	N	Administrative and General - Professional Services	1219-05-181-000-5300-010 1219		(8,591.27)
30	9/30/2021	N	Other Financing Sources - Bond Proceeds	1219-04-166-000-4800-172 1219	45,227.12	

JE PBC - To properly account for
debt issuance in funds 1216 & 1219

31	9/30/2021	N	Intergovernmental Revenue - Federal Grant Revenue	1135-04-010-000-4300-040 1135	987,775.09	
31	9/30/2021	N	Grants Receivable	1135-01-000-000-1210-000 1135		(987,775.09)
To clear out grants receivable in Fund 1135						
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1001-05-027-PRJ-000113-5200-072 1001	17,451.00	
32	9/30/2021	N	Operations and Maintenance - Buildings and Grounds	1001-05-060-PRJ-000112-5200-072 1001	9,352.52	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1001-05-027-PRJ-000113-6100-151 1001		(17,451.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1001-05-060-PRJ-000112-6100-151 1001		(9,352.52)
32	9/30/2021	N	Capital Outlay - Buildings	1109-05-096-PRJ-000086-6100-148 1109		(3,057.50)
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1109-05-096-PRJ-000086-5200-072 1109	3,057.50	
32	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1132-05-167-PRJ-000532-5200-013 1132	118.00	
32	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1132-05-167-PRJ-000532-5200-013 1132	1,155.97	
32	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1132-05-167-000-5200-013 1132	893.96	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1132-05-168-PRJ-000532-6100-151 1132		(1,155.97)
32	9/30/2021	N	Capital Outlay - Buildings	1132-05-168-PRJ-000350-6100-148 1132		(118.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1132-05-167-000-6100-151 1132		(893.96)
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1301-05-127-PRJ-000081-5200-072 1301	170,249.89	
32	9/30/2021	N	Operations and Maintenance - Equipment - Non-Capital	1301-05-161-PRJ-000190-5200-012 1301	11,125.90	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1301-05-127-PRJ-000081-6100-151 1301		(170,249.89)
32	9/30/2021	N	Capital Outlay - Machinery and Equipment	1301-05-161-PRJ-000190-6100-153 1301		(11,125.90)
32	9/30/2021	N	Operations and Maintenance - Equipment Maintenance	1324-05-127-PRJ-000100-5200-071 1324	100,000.00	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-022-PRJ-000110-5200-072 1324		(18,312.00)
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-060-PRJ-000336-5200-072 1324	12,023.00	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-055-PRJ-000329-5200-072 1324	4,293.20	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-055-PRJ-000326-5200-072 1324	4,882.59	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-022-PRJ-000339-5200-072 1324	1,750.00	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-022-PRJ-000343-5200-072 1324	497.00	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-022-PRJ-000342-5200-072 1324	4,805.00	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1324-05-060-PRJ-000112-5200-072 1324	2,144.34	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-127-PRJ-000100-6100-151 1324		(100,000.00)
32	9/30/2021	N	Capital Outlay - Buildings	1324-05-022-PRJ-000110-6100-148 1324	18,312.00	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-060-PRJ-000336-6100-151 1324		(12,023.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-055-PRJ-000329-6100-151 1324		(4,293.20)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-055-PRJ-000326-6100-151 1324		(4,882.59)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-022-PRJ-000339-6100-151 1324		(1,750.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-022-PRJ-000343-6100-151 1324		(497.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-022-PRJ-000342-6100-151 1324		(4,805.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1324-05-060-PRJ-000112-6100-151 1324		(2,144.34)
32	9/30/2021	N	Operations and Maintenance - Professional Services	1325-05-096-PRJ-000072-5200-010 1325	65,714.00	
32	9/30/2021	N	Operations and Maintenance - Equipment Maintenance	1325-05-022-PRJ-000412-5200-071 1325	53,840.00	
32	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1325-05-019-PRJ-000297-5200-013 1325	1,300.89	
32	9/30/2021	N	Capital Outlay - Machinery and Equipment	1325-05-096-PRJ-000072-6100-153 1325		(65,714.00)
32	9/30/2021	N	Capital Outlay - Machinery and Equipment	1325-05-022-PRJ-000412-6100-153 1325		(53,840.00)
32	9/30/2021	N	Capital Outlay - Machinery and Equipment	1325-05-019-PRJ-000297-6100-153 1325		(1,300.89)
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1326-05-127-PRJ-000128-5200-072 1326	34,679.41	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1326-05-127-PRJ-000129-5200-072 1326	468,648.12	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1326-05-127-PRJ-000128-6100-151 1326		(34,679.41)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1326-05-127-PRJ-000129-6100-151 1326		(468,648.12)
32	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1327-05-060-PRJ-000165-5200-013 1327	794.47	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1327-05-060-PRJ-000165-6100-151 1327		(794.47)
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1333-05-127-PRJ-000081-5200-072 1333	29,025.20	
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1333-05-022-PRJ-000340-5200-072 1333	996,922.08	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1333-05-127-PRJ-000081-6100-151 1333		(29,025.20)
32	9/30/2021	N	Capital Outlay - Buildings	1333-05-022-PRJ-000340-6100-148 1333		(996,922.08)
32	9/30/2021	N	Operations and Maintenance - Building and Grounds	1401-05-127-PRJ-000177-5200-072 1401	844.45	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1401-05-127-PRJ-000177-6100-151 1401		(844.45)
32	9/30/2021	N	Fixed Assets: Machinery and Equipment	1934-1325-01-000-000-1900-153 1934	15,000.00	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934	105,532.26	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1301-01-000-000-1900-151 1934	86,304.17	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934	358,227.56	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1315-01-000-000-1900-151 1934	46,814.88	
32	9/30/2021	N	Fixed Assets: Infrastructure	1934-1315-01-000-000-1900-178 1934	59,414.03	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934	233,310.35	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934	178,677.68	
32	9/30/2021	N	Fixed Assets: Infrastructure	1934-1115-01-000-000-1900-178 1934	89,936.94	
32	9/30/2021	N	Fixed Assets: Infrastructure	1934-1116-01-000-000-1900-178 1934	25,615.47	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934	36,570.56	
32	9/30/2021	N	Fixed Assets: Land	1934-1123-01-000-000-1900-014 1934	188,425.53	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1331-01-000-000-1900-151 1934	46,057.95	
32	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1331-01-000-000-1900-151 1934	15,357.15	
32	9/30/2021	N	Construction Work in Progress	1934-1301-01-000-000-1910-000 1934	10,550.00	
32	9/30/2021	N	Construction Work in Progress	1934-1116-01-000-000-1910-000 1934		(2,862.54)
32	9/30/2021	N	Construction Work in Progress	1934-1301-01-000-000-1910-000 1934		(41,927.11)

32	9/30/2021	N	Construction Work in Progress	1934-1315-01-000-000-1910-000 1934		(59,414.03)
32	9/30/2021	N	Construction Work in Progress	1934-1315-01-000-000-1910-000 1934		(1,256.35)
32	9/30/2021	N	Construction Work in Progress	1934-1116-01-000-000-1910-000 1934		(523.99)
32	9/30/2021	N	Construction Work in Progress	1934-1333-01-000-000-1910-000 1934		(66,000.00)
32	9/30/2021	N	Construction Work in Progress	1934-1129-01-000-000-1910-000 1934	74,916.05	
32	9/30/2021	N	Construction Work in Progress	1934-1301-01-000-000-1910-000 1934	17,600.00	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934	3,100.00	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934	146,007.97	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934	339,279.10	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934	4,778.83	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934	930,431.33	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934	17,888.00	
32	9/30/2021	N	Construction Work in Progress	1934-1332-01-000-000-1910-000 1934	12,107.88	
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934		(8,005.79)
32	9/30/2021	N	Construction Work in Progress	1934-1331-01-000-000-1910-000 1934		(850.00)
32	9/30/2021	N	Construction Work in Progress	1934-1324-01-000-000-1910-000 1934	2,400.00	
32	9/30/2021	N	Capital Outlay - Machinery and Equipment	1934-1325-05-123-PRJ-000338-6100-153 1934		(15,000.00)
32	9/30/2021	N	Capital Outlay - Buildings	1934-1301-05-060-PRJ-000229-6100-148 1934		(10,550.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000258-6100-151 1934		(3,582.46)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000262-6100-151 1934		(2,576.68)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-055-PRJ-000389-6100-151 1934		(96,510.58)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1301-05-123-PRJ-000064-6100-151 1934		(44,377.06)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-127-PRJ-000036-6100-151 1934		(51,999.17)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-127-PRJ-000035-6100-151 1934		(91,877.66)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-127-PRJ-000030-6100-151 1934		(346.79)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-055-PRJ-000381-6100-151 1934		(10,996.94)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-055-PRJ-000415-6100-151 1934		(203,007.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000264-6100-151 1934		(53,063.79)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000261-6100-151 1934		(178,088.28)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000276-6100-151 1934		(2,158.28)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1315-05-123-PRJ-000246-6100-151 1934		(45,558.53)
32	9/30/2021	N	Capital Outlay - Infrastructure	1934-1115-05-123-PRJ-000246-6100-178 1934		(89,936.94)
32	9/30/2021	N	Capital Outlay - Infrastructure	1934-1116-05-123-PRJ-000246-6100-178 1934		(25,615.47)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000259-6100-151 1934		(655.76)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-123-PRJ-000379-6100-151 1934		(4,730.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-055-PRJ-000390-6100-151 1934		(2,483.25)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-055-PRJ-000391-6100-151 1934		(655.31)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-055-PRJ-000398-6100-151 1934		(2,956.25)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-172-PRJ-000418-6100-151 1934		(24,566.00)
32	9/30/2021	N	Capital Outlay - Buildings	1934-1333-05-022-PRJ-000340-6100-148 1934	66,000.00	
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1129-05-168-PRJ-000368-6100-151 1934		(82,274.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1129-05-168-000-6100-151 1934	7,357.95	
32	9/30/2021	N	Capital Outlay - Land	1934-1123-05-123-PRJ-000635-6100-014 1934		(188,425.53)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1301-05-055-PRJ-000328-6100-151 1934		(17,600.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000021-6100-151 1934		(3,100.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000012-6100-151 1934		(146,007.97)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000003-6100-151 1934		(339,279.10)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000020-6100-151 1934		(4,778.83)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000026-6100-151 1934		(930,431.33)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000385-6100-151 1934		(17,888.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1332-05-060-PRJ-000001-6100-151 1934		(12,107.88)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000016-6100-151 1934		(38,052.16)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1331-05-060-PRJ-000023-6100-151 1934		(14,507.15)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1324-05-060-PRJ-000333-6100-151 1934		(2,400.00)
32	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1116-05-127-PRJ-000125-6100-151 1934		(178,677.68)
Move capital outlay to repairs and maintenance - FY21						
33	9/30/2021	N	Construction Work in Progress	1934-1329-01-000-000-1910-000 1934	901,949.64	
33	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1329-05-127-PRJ-000078-6100-151 1934		(901,949.64)
33	9/30/2021	N	Fixed Assets: Buildings	1934-1301-01-000-000-1910-148 1934	82,580.00	
33	9/30/2021	N	Capital Outlay - Buildings	1934-1301-05-060-PRJ-000166-6100-148 1934		(82,580.00)
33	9/30/2021	N	Construction Work in Progress	1934-1125-01-000-000-1910-000 1934	23,641.00	
33	9/30/2021	N	Capital Outlay - Improvements Other Than Buildings	1934-1125-05-060-PRJ-000335-6100-151 1934		(23,641.00)
To correct capital outlay and CIP/Fixed Assets balances for the SE 4th Street project, Ironwood Maintenance Building and Office, and Evergreen Cemetery Embankment						

34	9/30/2021	N	Capital Outlay - Vehicles	1001-05-010-000-6100-154 1001		(180,027.94)
34	9/30/2021	N	Miscellaneous Revenue - Gain/Loss on Disposition o	1001-04-001-000-4600-145 1001		(69,906.50)
34	9/30/2021	N	Current Year Fund Balance	1001-03-000-000-3101-000 1001	249,934.44	

(PBC) To correct \$180,027.94 in
Capital Outlay - Golf Cart duplicate entry from FY2020 and associated depreciation.

35	9/30/2021	N	Depreciation and Amortization - Improvements Other	1401-05-126-000-5400-151 1401	1,023.22	
35	9/30/2021	N	Allow For Depr-Imp O/T Bldgs	413-01-1650 1401		(1,023.22)
35	9/30/2021	N	Depreciation and Amortization - Machinery and Equipment	1405-05-157-000-5400-153 1405	23,904.73	
35	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405		(23,904.73)
35	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405		(93,282.57)
35	9/30/2021	N	Depreciation and Amortization - Vehicles	1405-05-157-000-5400-154 1405	93,282.57	
35	9/30/2021	N	Depreciation and Amortization - Vehicles	1501-05-039-000-5400-154 1501	227,534.75	
35	9/30/2021	N	Allow For Depreciation-Equip	502-01-1670 1501		(227,534.75)
35	9/30/2021	N	Depreciation and Amortization - Improvements Other	1934-1504-05-047-000-5400-151 1934	128,932.05	
35	9/30/2021	N	Allow for Depr-Impr O/T Bldgs	1934-1504-01-000-000-1650-000 1934		(128,932.05)

(Client Adjusting Entry) To record
depreciation expense missed during closing.

36	9/30/2021	N	Consolidated - DOR	962-01-1809 1934		(8,509,834.00)
36	9/30/2021	N	Consolidated - Net Pension Liability	962-02-2399 1934	47,817,724.00	
36	9/30/2021	N	Consolidated - DIR	962-02-2559 1934		(31,029,785.00)
36	9/30/2021	N	Public Safety - Retirement Expense - Consolidated	962-44-620-2020 1934		(8,278,105.00)

To record CY NPL activity of the
consolidated plan

37	9/30/2021	N	Allow For Depreciation-Equip	901-01-1670 1934	230,688.37	
37	9/30/2021	N	Equipment	901-01-1660 1934	16,737.94	
37	9/30/2021	N	Current Year Fund Balance	1934-1001-03-000-000-3101-000 1934		(247,426.31)
37	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405	44,605.86	
37	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405		(44,605.86)

To correct accumulated
depreciation that was recorded in error during conversion. More depreciation was recorded in PY than there
should have been.

38	9/30/2021	N	Improvements Other than Buildings	1934-1504-01-000-000-1640-000 1934		(776,041.00)
38	9/30/2021	N	Prior Year Fund Balance	1934-1504-03-000-000-3100-000 1934	776,041.00	
38	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405	6,450.00	
38	9/30/2021	N	Equipment	450-01-1660 1405		(6,450.00)
38	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405	9,777.44	
38	9/30/2021	N	Miscellaneous Revenue - Sale of Fixed Assets - Pro	1405-04-153-000-4600-168 1405	2,737.56	
38	9/30/2021	N	Equipment	450-01-1660 1405		(12,515.00)
38	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405	257,617.00	
38	9/30/2021	N	Accrued Receivables	1405-01-000-000-1230-000 1405		(500.00)
38	9/30/2021	N	Miscellaneous Revenue - Sale of Fixed Assets - Pro	1405-04-153-000-4600-168 1405	500.00	
38	9/30/2021	N	Equipment	450-01-1660 1405		(257,617.00)

(Client Adjusting Entry) To remove
software subscription fees (yearly) from the total cost of the ERP system. Also, to record disposals in the 1405
Fund and amounts received upon sale.

39	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405	50,000.00	
39	9/30/2021	N	Equipment	450-01-1660 1405		(50,000.00)
39	9/30/2021	N	Equipment	450-01-1660 1405	5,100.00	
39	9/30/2021	N	Capital Outlay - Vehicles	1405-05-156-000-6100-154 1405		(5,100.00)

(Client Entry) To correct
beginning balance of assets in the 1405 Fund and move capital outlay to fixed assets for Warranty on Bus
Acquisitions.

40	9/30/2021	N	Cash in Bank	1655-01-000-000-1000-000 1655		(738,172.97)
40	9/30/2021	N	Due From Other Funds	1655-01-000-000-1270-000 1655	738,172.97	
40	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1655-05-001-000-5900-145 1655		(1,377.00)
40	9/30/2021	N	Nondiscretionary Administrative and General - Indi	1655-05-181-000-5301-001 1655	1,377.00	
40	9/30/2021	N	Cash in Bank	1656-01-000-000-1000-000 1656		(8,528,192.00)
40	9/30/2021	N	Due From Other Funds	1656-01-000-000-1270-000 1656	8,528,192.00	
40	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1656-05-001-000-5900-145 1656		(1,377.00)
40	9/30/2021	N	Nondiscretionary Administrative and General - Indi	1656-05-007-000-5301-001 1656	1,377.00	
40	9/30/2021	N	Cash in Bank	1603-01-000-000-1000-000 1603		(1,996,749.13)
40	9/30/2021	N	Due from Other Funds	1603-01-000-000-1270-000 1603	1,996,749.13	
40	9/30/2021	N	Cash in Bank	1604-01-000-000-1000-000 1604		(507,583.15)

40	9/30/2021	N	Due from Other Funds	1604-01-000-000-1270-000 1604	507,583.15	
40	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	11,770,697.00	
40	9/30/2021	N	Due To Other Companies	1001-02-000-000-2181-000 1001		(11,770,697.00)

Reclassify cash and transfers from
consolidated plan pension to POB

41	9/30/2021	R	Fixed Assets: Infrastructure	1934-1315-01-000-000-1900-178 1934	46,814.88	
41	9/30/2021	R	Fixed Assets: Improvements Other Than Buildings	1934-1315-01-000-000-1900-151 1934		(46,814.88)
41	9/30/2021	R	Fixed Assets: Infrastructure	1934-1301-01-000-000-1900-178 1934	86,304.17	
41	9/30/2021	R	Fixed Assets: Improvements Other Than Buildings	1934-1301-01-000-000-1900-151 1934		(86,304.17)
41	9/30/2021	R	Fixed Assets: Infrastructure	1934-1116-01-000-000-1900-178 1934	36,046.57	
41	9/30/2021	R	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934		(36,046.57)
41	9/30/2021	R	Fixed Assets: Infrastructure	1934-1116-01-000-000-1900-178 1934	411,988.03	
41	9/30/2021	R	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934		(411,988.03)
41	9/30/2021	R	Fixed Assets: Infrastructure	1934-1116-01-000-000-1900-178 1934	358,227.56	
41	9/30/2021	R	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934		(358,227.56)
41	9/30/2021	R	Fixed Assets: Infrastructure	1934-1116-01-000-000-1900-178 1934	105,532.26	
41	9/30/2021	R	Fixed Assets: Improvements Other Than Buildings	1934-1116-01-000-000-1900-151 1934		(105,532.26)

(Client Reclassifying Entry) To
correct fixed asset classifications and remove PY CIP which should have been capitalized this year.

42	9/30/2021	N	Fixed Assets: Improvements Other Than Buildings	1934-1331-01-000-000-1900-151 1934	262,029.75	
42	9/30/2021	N	Construction Work in Progress	1934-1001-01-000-000-1910-000 1934		(262,029.75)
42	9/30/2021	N	Fixed Assets: Infrastructure	1934-1116-01-000-000-1900-178 1934	327,692.29	
42	9/30/2021	N	Construction Work in Progress	1934-1001-01-000-000-1910-000 1934		(327,692.29)
42	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934		(34,017.41)
42	9/30/2021	N	Construction Work in Progress	1934-1001-01-000-000-1910-000 1934	34,017.41	

(Client Adjusting Entry) To
reverse CIP which was improperly removed from the beginning balance of FA. Also to capitalize prior CIP that was not capitalized.

43	9/30/2021	N	Accounts Receivable	1405-01-000-000-1200-000 1405	177,521.82	
43	9/30/2021	N	Charges for Services - Santa Fe Bus Service	1405-04-153-000-4400-111 1405		(177,521.82)

Move Santa Fe Bus Service to FY21

44	9/30/2021	N	Employee Contributions - Employee Contributions -	1801-04-007-000-4402-196 1801	821,385.63	
44	9/30/2021	N	Employee Contributions - Employee Contributions -	1801-04-008-000-4402-197 1801	181,965.71	
44	9/30/2021	N	Employee Contributions - Employee Contributions -	1801-04-009-000-4402-195 1801	152,302.59	
44	9/30/2021	N	Employee Contributions - Employee Contributions -	1801-04-158-000-4402-176 1801	1,045,108.24	
44	9/30/2021	N	Employee Contributions - Retiree Contributions	1801-04-158-000-4402-183 1801	543,643.98	
44	9/30/2021	N	Cash in Bank	1801-01-000-000-1000-000 1801		(2,744,406.15)

To manually adjust employee
contributions allocated to pension and EHAB funds.

45	9/30/2021	N	Long Term Notes Payable - Current Portion	1404-02-000-000-2501-000 1404		(228,903.50)
45	9/30/2021	N	Long Term Notes Payable	1404-02-000-000-2500-000 1404	228,903.50	
45	9/30/2021	N	Long Term Notes Payable	1401-02-000-000-2500-000 1401	195,011.00	
45	9/30/2021	N	CIRN 09 - Current (FS Adj)	413-02-2302 1401		(195,011.00)

Correct current portion for FS

46	9/30/2021	N	Administrative and General - Professional Services	1401-05-127-PRJ-000057-5300-010 1401	190,642.60	
46	9/30/2021	N	Accounts Payable	1401-02-000-000-2100-000 1401		(190,642.60)

Move FY21 expenses to FY21

47	9/30/2021	N	GRU Expenses Clearing	1331-01-000-000-1231-000 1331		(6,020.00)
47	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1331-05-060-PRJ-000020-5200-013 1331	6,020.00	
47	9/30/2021	N	GRU Expenses Clearing	1504-01-000-000-1231-000 1504		(54,534.09)
47	9/30/2021	N	Administrative and General - Professional Services	1504-05-048-PR_0281-5300-010 1504	54,534.09	
47	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001		(1,655.40)
47	9/30/2021	N	Administrative and General - Dues, Memberships and	1001-05-066-000-5300-050 1001	1,655.40	
47	9/30/2021	N	GRU Expenses Clearing	1110-01-000-000-1231-000 1110	321.00	
47	9/30/2021	N	Charges for Services - GPD Billable Overtime	1110-04-103-000-4400-069 1110		(321.00)
47	9/30/2021	N	GRU Expenses Clearing	1501-01-000-000-1231-000 1501		(88.07)
47	9/30/2021	N	Operations and Maintenance - Equipment Maintenance	1501-05-040-000-5200-071 1501	88.07	
47	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001		(108.22)

47	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1001-05-085-000-5200-013 1001	108.22	
47	9/30/2021	N	GRU Expenses Clearing	1502-01-000-000-1231-000 1502		(458,872.00)
47	9/30/2021	N	Nondiscretionary Administrative and General - Insu	1502-05-158-000-5301-008 1502	458,872.00	
47	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001		(186.00)
47	9/30/2021	N	Administrative and General - Professional Services	1001-05-161-000-5300-010 1001	186.00	
47	9/30/2021	N	GRU Expenses Clearing	1325-01-000-000-1231-000 1325		(5,013.75)
47	9/30/2021	N	Administrative and General - Professional Services	1325-05-048-PROGRAM-3-320-5300-010 1325	5,013.75	
47	9/30/2021	N	GRU Expenses Clearing	1504-01-000-000-1231-000 1504		(1,375,171.00)
47	9/30/2021	N	Administrative and General - Contractual Services	1504-05-046-000-5300-005 1504	1,375,171.00	
47	9/30/2021	N	Operations and Maintenance - Computer Software	1001-05-014-000-5200-039 1001	2,608.32	
47	9/30/2021	N	Operations and Maintenance - Computer Supplies	1001-05-006-000-5200-020 1001	205.92	
47	9/30/2021	N	Operations and Maintenance - Computer Software	1001-05-176-000-5200-039 1001	343.20	
47	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1001-05-180-000-5200-013 1001	68.64	
47	9/30/2021	N	Operations and Maintenance - Equipment - Non-Capital	1001-05-123-000-5200-012 1001	68.64	
47	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001		(3,294.72)
47	9/30/2021	N	Operations and Maintenance - Computer Software	1401-05-142-000-5200-039 1401	137.28	
47	9/30/2021	N	GRU Expenses Clearing	1401-01-000-000-1231-000 1401		(137.28)
47	9/30/2021	N	Operations and Maintenance - Equipment - Non-Capital	1404-05-151-000-5200-012 1404	2,263.80	
47	9/30/2021	N	GRU Expenses Clearing	1404-01-000-000-1231-000 1404		(2,263.80)
47	9/30/2021	N	Operations and Maintenance - Equipment - Non-Capital	1404-05-151-000-5200-012 1404	2,100.00	
47	9/30/2021	N	GRU Expenses Clearing	1404-01-000-000-1231-000 1404		(2,100.00)
47	9/30/2021	N	Operations and Maintenance - Diesel Fuel Expense	1501-05-040-000-5200-025 1501		(908.48)
47	9/30/2021	N	GRU Expenses Clearing	1501-01-000-000-1231-000 1501	908.48	
47	9/30/2021	N	Operations and Maintenance - Equipment - Non-Capital	1120-05-060-PRJ-000553-5200-012 1120	11,596.65	
47	9/30/2021	N	GRU Expenses Clearing	1120-01-000-000-1231-000 1120		(11,596.65)

Post various GRU Expense Clearing
entries

48	9/30/2021	N	Miscellaneous Revenue - Unrealized Gain/Loss	1125-04-181-000-4600-144 1125		(316,925.42)
48	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1125-04-181-000-4600-146 1125	316,925.42	

Reclass Interest Income and
Gain/Loss on Investments based on new trial balance provided 9.28.22

49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-161-000-5300-033 1001	1.80	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-019-000-5300-033 1001	18.68	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-162-000-5300-033 1001	0.80	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-163-000-5300-033 1001	0.20	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-180-000-5300-033 1001	0.20	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-176-000-5300-033 1001	90.85	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-167-000-5300-033 1001	48.71	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-090-000-5300-033 1001	17.18	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	38.36	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-095-000-5300-033 1001	38.76	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-153-000-5300-033 1001	1,166.58	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	109.63	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-017-000-5300-033 1001	17.08	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-015-000-5300-033 1001	18.78	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-018-000-5300-033 1001	20.28	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-016-000-5300-033 1001	40.26	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-014-000-5300-033 1001	18.38	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-013-000-5300-033 1001	40.56	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-046-000-5300-033 1001	530.78	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-001-000-5300-033 1001	19.38	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-004-000-5300-033 1001	17.98	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-005-000-5300-033 1001	0.40	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-006-000-5300-033 1001	103.08	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-010-000-5300-033 1001	2.60	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-001-000-5300-033 1001	17.58	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-012-000-5300-033 1001	35.16	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-021-000-5300-033 1001	69.87	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-123-000-5300-033 1001	105.00	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-136-000-5300-033 1001	31.38	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-011-000-5300-033 1001	0.40	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-123-000-5300-033 1001	0.80	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-127-000-5300-033 1001	53.54	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-128-000-5300-033 1001	0.20	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-130-000-5300-033 1001	21.38	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-136-000-5300-033 1001	0.15	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-171-000-5300-033 1001	105.28	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-171-000-5300-033 1001	48.43	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-172-000-5300-033 1001	371.43	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-172-000-5300-033 1001	96.86	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	3.20	

49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-096-000-5300-033 1001	223.14	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-096-000-5300-033 1001	1,028.00	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-118-000-5300-033 1001	340.40	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-190-000-5300-033 1001	1,285.14	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-190-000-5300-033 1001	61.73	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-103-000-5300-033 1001	0.30	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-039-000-5300-033 1001	17.08	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-023-000-5300-033 1001	136.35	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-023-000-5300-033 1001	154.34	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-024-000-5300-033 1001	16.93	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-027-000-5300-033 1001	171.20	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-028-000-5300-033 1001	622.06	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-028-000-5300-033 1001	48.43	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-030-000-5300-033 1001	18.98	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-035-000-5300-033 1001	35.96	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-039-000-5300-033 1001	0.75	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	48.43	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	104.63	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-073-000-5300-033 1001	0.40	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-060-000-5300-033 1001	55.44	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-061-000-5300-033 1001	84.10	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-062-000-5300-033 1001	68.22	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-066-000-5300-033 1001	341.50	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-071-000-5300-033 1001	67.27	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-073-000-5300-033 1001	18.58	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-074-000-5300-033 1001	202.33	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-079-000-5300-033 1001	19.13	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-080-000-5300-033 1001	54.74	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-081-000-5300-033 1001	1.45	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-060-000-5300-033 1001	0.15	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-041-000-5300-033 1001	0.15	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-082-000-5300-033 1001	1.00	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-083-000-5300-033 1001	51.74	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-085-000-5300-033 1001	154.42	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	33.56	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	1.80	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	0.15	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-041-000-5300-033 1001	57.94	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-043-000-5300-033 1001	0.20	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-022-000-5300-033 1001	493.52	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-023-000-5300-033 1001	0.20	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-024-000-5300-033 1001	50.94	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-025-000-5300-033 1001	20.73	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	1.60	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-158-000-5300-033 1001	74.02	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001	19.38	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-161-000-5300-033 1001	0.15	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-161-000-5300-033 1001	103.55	
49	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-161-000-5300-033 1001	2.10	
49	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001		(9,616.28)

Record telephone expense
allocation to GRU.

50	9/30/2021	N	Accrued Vacation Payable	1934-1001-02-000-000-2530-000 1934	24,564.24	
50	9/30/2021	N	CONTRA - Payroll Expense - Comp Abs	951-44-0000 1934		(24,564.24)

GASB 34 Related Entry. Record
change in GA Comp Abs

51	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	11,320,933.55	
51	9/30/2021	N	Cash Clearing	1001-01-000-000-1011-000 1001		(11,320,497.85)
51	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001		(16,214.92)
51	9/30/2021	N	Charges for Services - Legal Services	1001-04-013-000-4400-124 1001	15,318.26	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-048-000-5300-033 1001	992.96	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-096-000-5300-033 1001	924.16	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-052-000-5300-033 1001	468.29	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-100-000-5300-033 1001	340.40	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-190-000-5300-033 1001	324.70	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-123-000-5300-033 1001	84.92	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-059-000-5300-033 1001	70.27	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-060-000-5300-033 1001	0.55	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-001-000-5300-033 1001	0.40	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-041-000-5300-033 1001		(0.15)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-011-000-5300-033 1001		(0.40)

51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-073-000-5300-033 1001		(0.40)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-024-000-5300-033 1001		(16.93)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-017-000-5300-033 1001		(17.08)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-039-000-5300-033 1001		(17.83)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-130-000-5300-033 1001		(21.38)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-136-000-5300-033 1001		(31.38)
51	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	573.73	
51	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1001-05-000-000-5200-013 1001	170.71	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-176-000-5300-033 1001		(70.27)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-127-000-5300-033 1001		(53.54)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-167-000-5300-033 1001		(48.71)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-158-000-5300-033 1001		(74.02)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-161-000-5300-033 1001		(105.80)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-181-000-5300-033 1001		(235.50)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-023-000-5300-033 1001		(290.69)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-118-000-5300-033 1001		(340.40)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-172-000-5300-033 1001		(468.29)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-046-000-5300-033 1001		(530.78)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1001-05-153-000-5300-033 1001		(1,166.58)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1132-05-167-000-5300-033 1132	48.71	
51	9/30/2021	N	Cash in Bank	1132-01-000-000-1000-000 1132		(48.71)
51	9/30/2021	N	Operations and Maintenance - Building and Grounds	1322-05-056-PR_0102-5200-072 1322	3,588.00	
51	9/30/2021	N	Capital Outlay - Buildings	1322-05-056-PR_0102-6100-148 1322		(3,588.00)
51	9/30/2021	N	Operations and Maintenance - Equipment - Non-Capital	1325-05-048-PRJ-000069-5200-012 1325	118,662.12	
51	9/30/2021	N	Capital Outlay - Machinery and Equipment	1325-05-048-PRJ-000069-6100-153 1325		(118,662.12)
51	9/30/2021	N	Bad Debt Expense	1401-05-139-000-5401-023 1401	56,437.44	
51	9/30/2021	N	GRU Expenses Clearing	1401-01-000-000-1231-000 1401		(56,437.44)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1401-05-130-000-5300-033 1401	21.38	
51	9/30/2021	N	Cash in Bank	1401-01-000-000-1000-000 1401		(21.38)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1402-05-094-000-5300-033 1402	71.92	
51	9/30/2021	N	Cash in Bank	1402-01-000-000-1000-000 1402		(71.92)
51	9/30/2021	N	Bad Debt Expense	1404-05-151-000-5401-023 1404	85,822.25	
51	9/30/2021	N	GRU Expenses Clearing	1404-01-000-000-1231-000 1404		(85,822.25)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1404-05-151-000-5300-033 1404	3.20	
51	9/30/2021	N	Cash in Bank	1404-01-000-000-1000-000 1404		(3.20)
51	9/30/2021	N	Allow For Depreciation-Equip	450-01-1670 1405	1,579.88	
51	9/30/2021	N	Depreciation and Amortization - Machinery and Equipment	1405-05-153-000-5400-153 1405		(1,564.32)
51	9/30/2021	N	Depreciation and Amortization - Vehicles	1405-05-157-000-5400-154 1405		(15.56)
51	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405	170.71	
51	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(786.12)
51	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1405-05-156-000-5200-013 1405		(170.71)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1405-05-153-000-5300-033 1405	676.49	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1405-05-156-000-5300-033 1405	68.92	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1405-05-157-000-5300-033 1405	38.71	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1405-05-155-000-5300-033 1405	1.20	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1405-05-154-000-5300-033 1405	0.80	
51	9/30/2021	N	Cash in Bank	1501-01-000-000-1000-000 1501		(153.81)
51	9/30/2021	N	Administrative and General - Telephone Expenses	1501-05-040-000-5300-033 1501	153.06	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1501-05-039-000-5300-033 1501	0.75	
51	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502	649.44	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1502-05-158-000-5300-033 1502	75.62	
51	9/30/2021	N	Administrative and General - Telephone Expenses	1502-05-159-000-5300-033 1502	19.38	
51	9/30/2021	N	Due To Other Funds	1502-02-000-000-2180-000 1502		(744.44)
51	9/30/2021	N	Capital Outlay - Machinery and Equipment	1504-05-048-PRJ-000069-6100-153 1504	27,443.02	
51	9/30/2021	N	Administrative and General - Professional Services	1504-05-048-PRJ-000085-5300-010 1504		(27,443.02)
51	9/30/2021	N	Cash in Bank	1658-01-000-000-1000-000 1658	56,627.02	
51	9/30/2021	N	Salaries and Benefits - Retirement	1658-05-008-000-5100-120 1658	434.84	
51	9/30/2021	N	Prior Year Fund Balance	1658-03-000-000-3100-000 1658	214.45	
51	9/30/2021	N	Investments	1658-01-000-000-1500-000 1658		(214.45)
51	9/30/2021	N	Salaries and Benefits - Retiree DROP Pay Redeposit	1658-05-007-000-5100-122 1658		(24,292.26)
51	9/30/2021	N	Salaries and Benefits - Retiree DROP Pay Redeposit	1658-05-008-000-5100-122 1658		(32,769.60)
51	9/30/2021	N	Cash in Bank	1801-01-000-000-1000-000 1801		(4,885,069.38)
51	9/30/2021	N	Accrued Liabilities	1801-02-000-000-2101-000 1801	2,445,578.60	
51	9/30/2021	N	Accrued Benefits Payable	1801-02-000-000-2230-000 1801	2,439,490.78	
51	9/30/2021	N	Current Year Fund Balance	1934-1001-03-000-000-3101-000 1934		(2,508.13)
51	9/30/2021	N	Depreciation and Amortization - Machinery and Equipment	1934-1001-05-060-000-5400-153 1934	2,508.13	

To agree 9/30/21 trial balance to
client trial balance 9/28/22

52	9/30/2021	N	Bonds/Notes Payable	1202-02-000-000-2500-000 1202	2,578,732.00	
52	9/30/2021	N	Accrued Interest Payable	1202-02-000-000-2102-000 1202		(2,578,732.00)
52	9/30/2021	N	Bonds/Notes Payable	1203-02-000-000-2500-000 1203	990,447.75	
52	9/30/2021	N	Accrued Interest Payable	1203-02-000-000-2102-000 1203		(990,447.75)
52	9/30/2021	N	Bonds/Notes Payable	1211-02-000-000-2500-000 1211	4,809.00	

52	9/30/2021	N	Accrued Interest Payable	1211-02-000-000-2102-000 1211		(4,809.00)
52	9/30/2021	N	Bonds/Notes Payable	1212-02-000-000-2500-000 1212	91,730.14	
52	9/30/2021	N	Accrued Interest Payable	1212-02-000-000-2102-000 1212		(91,730.14)
52	9/30/2021	N	Bonds/Notes Payable	1213-02-000-000-2500-000 1213	299,066.88	
52	9/30/2021	N	Accrued Interest Payable	1213-02-000-000-2102-000 1213		(299,066.88)
52	9/30/2021	N	Bonds/Notes Payable	1217-02-000-000-2500-000 1217	79,341.75	
52	9/30/2021	N	Accrued Interest Payable	1217-02-000-000-2102-000 1217		(79,341.75)
52	9/30/2021	N	Bonds/Notes Payable	1218-02-000-000-2500-000 1218	2,352,048.29	
52	9/30/2021	N	Accrued Interest Payable	1218-02-000-000-2102-000 1218		(2,352,048.29)
52	9/30/2021	N	Bonds/Notes Payable	1219-02-000-000-2500-000 1219	95,927.02	
52	9/30/2021	N	Accrued Interest Payable	1219-02-000-000-2102-000 1219		(95,927.02)
52	9/30/2021	N	Long Term Notes Payable	1404-02-000-000-2500-000 1404		(88,867.50)
52	9/30/2021	N	Accrued Interest Payable	1404-02-000-000-2102-000 1404		(30,373.81)
52	9/30/2021	N	Cash in Bank	1404-01-000-000-1000-000 1404	119,241.31	
52	9/30/2021	N	Cash in Bank	1213-01-000-000-1000-000 1213		(119,241.31)
52	9/30/2021	N	Accrued Interest Payable	1213-02-000-000-2102-000 1213	119,241.31	

To split principal and interest
payable in debt service funds and correct fund 1404 for payment not made until after y/e.

53	9/30/2021	N	Accrued Interest Payable	1934-1001-02-000-000-2102-000 1934	224,024.54	
53	9/30/2021	N	Interest Expense	951-44-000-0000-5190-7200 1934		(224,024.54)

Record accrued interest in
long-term debt

54	9/30/2021	N	Interest Expense Revenue Bonds	1934-44-000-0000-5190-7210 1934		(881,935.00)
54	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934	881,935.00	
54	9/30/2021	N	Accreted Interest - Current Portion	951-02-2336 1934		(894,363.00)
54	9/30/2021	N	Long Term Bonds: Accreted Interest	1934-1001-02-000-000-2511-000 1934	894,363.00	
54	9/30/2021	N	Accreted Interest on POBs - Current Portion	951-02-2345 1934		(2,292,142.00)
54	9/30/2021	N	Long Term Pension Bonds - Accreted Interest	1934-1001-02-000-000-2521-000 1934	2,292,142.00	
54	9/30/2021	N	Long Term Notes Payable - Current Portion	1934-1001-02-000-000-2501-000 1934		(45,227.38)
54	9/30/2021	N	Contra- Debt proceeds POB 2020	951-05-990-0000-0000-0000 1934	11,473,000.00	
54	9/30/2021	N	Contra Revenue Note CIRN 2021	1934-1219-05-166-000-5500-144 1934		(11,427,772.62)

Correct accreted interest and move
current portion.

55	9/30/2021	N	Long Term Bonds Payable - Current Portion	1934-1001-02-000-000-2502-000 1934	25,665.35	
55	9/30/2021	N	Long Term Bonds Payable	1934-1001-02-000-000-2510-000 1934		(25,665.35)
55	9/30/2021	N	Long Term Pension Bonds Payable - Current Portion	1934-1001-02-000-000-2503-000 1934	1,466,202.00	
55	9/30/2021	N	Long Term Pension Bond Payable	1934-1001-02-000-000-2520-000 1934		(1,466,202.00)
55	9/30/2021	N	Accreted Interest on POBs - Current Portion	951-02-2345 1934	258,798.00	
55	9/30/2021	N	Long Term Pension Bonds - Accreted Interest	1934-1001-02-000-000-2521-000 1934		(258,798.00)
55	9/30/2021	N	Long Term Notes Payable	1934-1001-02-000-000-2500-000 1934	19,000.00	
55	9/30/2021	N	Long Term Notes Payable - Current Portion	1934-1001-02-000-000-2501-000 1934		(19,000.00)
55	9/30/2021	N	Long Term Notes Payable - Current Portion	1404-02-000-000-2501-000 1404	4,335.00	
55	9/30/2021	N	Long Term Notes Payable	1404-02-000-000-2500-000 1404		(4,335.00)

Adjust government-wide debt for
10/1 pmts (not made during current fiscal year)

56	9/30/2021	N	Fund Balance/Retained Earnings	511-03-2710 511		(1,107,689.00)
56	9/30/2021	N	T/T-Small Business Loan Fund 121	511-44-760-M180-5810-9962 511	1,107,689.00	
56	9/30/2021	N	Prior Year Fund Balance	1504-03-000-000-3100-000 1504	1,107,689.00	
56	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1504-04-046-PR_0328-4800-171 1504		(1,107,689.00)

Report transfer from PY Fund 511
(Technology Capital Improvement Fund) to close out that Fund to 1504.

57	9/30/2021	N	Taxes - Communications Service Tax	1001-04-002-000-4100-017 1001	619,576.29	
57	9/30/2021	N	Taxes - Housing Utility Service Tax	1001-04-002-000-4100-011 1001		(619,576.29)
57	9/30/2021	N	Taxes - Communications Service Tax	1001-04-002-000-4100-017 1001		(568,294.88)
57	9/30/2021	N	Accrued Receivables	1001-01-000-000-1230-000 1001	568,294.88	

To correct CST revenue/accrual.

58	9/30/2021	N	Construction Work in Progress	1934-1001-01-000-000-1910-000 1934		(61,576.76)
58	9/30/2021	N	Prior Year Fund Balance	1934-1001-03-000-000-3100-000 1934	61,576.76	

(Client Adjusting Entry) To
correct the beginning balance of CIP for the General Fund (noted as a duplicate entry in the PY).

59	9/30/2021	N	Current Year Fund Balance	1301-03-000-000-3101-000 1301		(10,071.00)
59	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1301-04-181-000-4600-150 1301	10,071.00	
59	9/30/2021	N	Prior Year Fund Balance	1001-03-000-000-3100-000 1001	6,899.00	
59	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-060-000-4600-150 1001		(6,899.00)
59	9/30/2021	N	Prior Year Fund Balance	1405-03-000-000-3100-000 1405	57,656.00	
59	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1405-04-157-000-4600-150 1405		(57,656.00)

Reconcile immaterial opening fund
balance/ net position differences.

60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1001-04-181-000-4600-146 1001		(109,581.24)
60	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	109,581.24	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1107-04-181-000-4600-146 1107		(490.31)
60	9/30/2021	N	Cash in Bank	1107-01-000-000-1000-000 1107	490.31	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1108-04-181-000-4600-146 1108		(1,148.33)
60	9/30/2021	N	Cash in Bank	1108-01-000-000-1000-000 1108	1,148.33	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1132-04-181-000-4600-146 1132		(22,951.41)
60	9/30/2021	N	Cash in Bank	1132-01-000-000-1000-000 1132	22,951.41	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1113-04-181-000-4600-146 1113		(579.76)
60	9/30/2021	N	Cash in Bank	1113-01-000-000-1000-000 1113	579.76	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1114-04-181-000-4600-146 1114		(426.76)
60	9/30/2021	N	Cash in Bank	1114-01-000-000-1000-000 1114	426.76	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1116-04-181-000-4600-146 1116		(20,230.71)
60	9/30/2021	N	Cash in Bank	1116-01-000-000-1000-000 1116	20,230.71	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1117-04-181-000-4600-146 1117		(7,692.99)
60	9/30/2021	N	Cash in Bank	1117-01-000-000-1000-000 1117	7,692.99	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1119-04-181-000-4600-146 1119		(2,007.57)
60	9/30/2021	N	Cash in Bank	1119-01-000-000-1000-000 1119	2,007.57	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1123-04-090-PR_0277-4600-146 1123		(9,612.98)
60	9/30/2021	N	Cash in Bank	1123-01-000-000-1000-000 1123	9,612.98	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1202-04-181-000-4600-146 1202		(578.73)
60	9/30/2021	N	Cash in Bank	1202-01-000-000-1000-000 1202	578.73	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1203-04-181-000-4600-146 1203		(398.16)
60	9/30/2021	N	Cash in Bank	1203-01-000-000-1000-000 1203	398.16	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1205-04-181-000-4600-146 1205		(839.04)
60	9/30/2021	N	Cash in Bank	1205-01-000-000-1000-000 1205	839.04	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1207-04-181-000-4600-146 1207		(117.33)
60	9/30/2021	N	Cash in Bank	1207-01-000-000-1000-000 1207	117.33	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1208-04-181-000-4600-146 1208		(38.17)
60	9/30/2021	N	Cash in Bank	1208-01-000-000-1000-000 1208	38.17	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1209-04-181-000-4600-146 1209		(331.02)
60	9/30/2021	N	Cash in Bank	1209-01-000-000-1000-000 1209	331.02	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1210-04-181-000-4600-146 1210		(37.82)
60	9/30/2021	N	Cash in Bank	1210-01-000-000-1000-000 1210	37.82	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1211-04-181-000-4600-146 1211		(63.43)
60	9/30/2021	N	Cash in Bank	1211-01-000-000-1000-000 1211	63.43	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1212-04-181-000-4600-146 1212		(258.89)
60	9/30/2021	N	Cash in Bank	1212-01-000-000-1000-000 1212	258.89	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1213-04-181-000-4600-146 1213		(637.33)
60	9/30/2021	N	Cash in Bank	1213-01-000-000-1000-000 1213	637.33	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1214-04-181-000-4600-146 1214		(447.22)
60	9/30/2021	N	Cash in Bank	1214-01-000-000-1000-000 1214	447.22	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1216-04-181-000-4600-146 1216		(425.13)
60	9/30/2021	N	Cash in Bank	1216-01-000-000-1000-000 1216	425.13	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1218-04-181-000-4600-146 1218		(1,854.49)
60	9/30/2021	N	Cash in Bank	1218-01-000-000-1000-000 1218	1,854.49	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1302-04-181-000-4600-146 1302		(2.94)
60	9/30/2021	N	Cash in Bank	1302-01-000-000-1000-000 1302	2.94	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1303-04-181-000-4600-146 1303		(577.73)
60	9/30/2021	N	Cash in Bank	1303-01-000-000-1000-000 1303	577.73	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1305-04-181-000-4600-146 1305		(287.81)
60	9/30/2021	N	Cash in Bank	1305-01-000-000-1000-000 1305	287.81	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1306-04-181-000-4600-146 1306		(25.57)
60	9/30/2021	N	Cash in Bank	1306-01-000-000-1000-000 1306	25.57	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1308-04-181-000-4600-146 1308		(329.48)
60	9/30/2021	N	Cash in Bank	1308-01-000-000-1000-000 1308	329.48	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1311-04-181-000-4600-146 1311		(753.03)
60	9/30/2021	N	Cash in Bank	1311-01-000-000-1000-000 1311	753.03	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1313-04-181-000-4600-146 1313		(4,974.19)
60	9/30/2021	N	Cash in Bank	1313-01-000-000-1000-000 1313	4,974.19	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1314-04-181-000-4600-146 1314		(46.84)
60	9/30/2021	N	Cash in Bank	1314-01-000-000-1000-000 1314	46.84	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1315-04-181-000-4600-146 1315		(9,553.44)
60	9/30/2021	N	Cash in Bank	1315-01-000-000-1000-000 1315	9,553.44	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1316-04-181-000-4600-146 1316		(1,843.82)

60	9/30/2021	N	Cash in Bank	1316-01-000-000-1000-000 1316	1,843.82	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1317-04-181-000-4600-146 1317		(0.21)
60	9/30/2021	N	Cash in Bank	1317-01-000-000-1000-000 1317	0.21	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1319-04-181-000-4600-146 1319		(4.29)
60	9/30/2021	N	Cash in Bank	1319-01-000-000-1000-000 1319	4.29	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1320-04-181-000-4600-146 1320		(632.86)
60	9/30/2021	N	Cash in Bank	1320-01-000-000-1000-000 1320	632.86	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1321-04-181-000-4600-146 1321		(72.69)
60	9/30/2021	N	Cash in Bank	1321-01-000-000-1000-000 1321	72.69	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1322-04-181-000-4600-146 1322		(1,533.64)
60	9/30/2021	N	Cash in Bank	1322-01-000-000-1000-000 1322	1,533.64	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1323-04-181-000-4600-146 1323		(2.74)
60	9/30/2021	N	Cash in Bank	1323-01-000-000-1000-000 1323	2.74	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1324-04-181-000-4600-146 1324		(3,951.53)
60	9/30/2021	N	Cash in Bank	1324-01-000-000-1000-000 1324	3,951.53	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1325-04-181-000-4600-146 1325		(2,432.84)
60	9/30/2021	N	Cash in Bank	1325-01-000-000-1000-000 1325	2,432.84	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1326-04-181-000-4600-146 1326		(5,090.75)
60	9/30/2021	N	Cash in Bank	1326-01-000-000-1000-000 1326	5,090.75	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1327-04-181-000-4600-146 1327		(2,114.72)
60	9/30/2021	N	Cash in Bank	1327-01-000-000-1000-000 1327	2,114.72	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1328-04-181-000-4600-146 1328		(66.53)
60	9/30/2021	N	Cash in Bank	1328-01-000-000-1000-000 1328	66.53	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1329-04-181-000-4600-146 1329		(9,231.07)
60	9/30/2021	N	Cash in Bank	1329-01-000-000-1000-000 1329	9,231.07	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1330-04-181-000-4600-146 1330		(683.71)
60	9/30/2021	N	Cash in Bank	1330-01-000-000-1000-000 1330	683.71	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1331-04-181-000-4600-146 1331		(39,096.97)
60	9/30/2021	N	Cash in Bank	1331-01-000-000-1000-000 1331	39,096.97	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1332-04-181-000-4600-146 1332		(6,446.52)
60	9/30/2021	N	Cash in Bank	1332-01-000-000-1000-000 1332	6,446.52	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1333-04-181-000-4600-146 1333		(15,341.15)
60	9/30/2021	N	Cash in Bank	1333-01-000-000-1000-000 1333	15,341.15	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1401-04-181-000-4600-146 1401		(13,468.12)
60	9/30/2021	N	Cash in Bank	1401-01-000-000-1000-000 1401	13,468.12	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1402-04-181-000-4600-146 1402		(18,629.04)
60	9/30/2021	N	Cash in Bank	1402-01-000-000-1000-000 1402	18,629.04	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1001-04-181-000-4600-146 1001		(12.47)
60	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	12.47	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1404-04-181-000-4600-146 1404		(18,228.04)
60	9/30/2021	N	Cash in Bank	1404-01-000-000-1000-000 1404	18,228.04	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1501-04-181-000-4600-146 1501		(22,474.61)
60	9/30/2021	N	Cash in Bank	1501-01-000-000-1000-000 1501	22,474.61	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1502-04-181-000-4600-146 1502		(32,635.30)
60	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502	32,635.30	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1503-04-181-000-4600-146 1503		(57,451.69)
60	9/30/2021	N	Cash in Bank	1503-01-000-000-1000-000 1503	57,451.69	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1504-04-181-000-4600-146 1504		(11,444.58)
60	9/30/2021	N	Cash in Bank	1504-01-000-000-1000-000 1504	11,444.58	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1125-04-181-000-4600-146 1125		(96.99)
60	9/30/2021	N	Cash in Bank	1125-01-000-000-1000-000 1125	96.99	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1126-04-181-000-4600-146 1126		(11,124.76)
60	9/30/2021	N	Cash in Bank	1126-01-000-000-1000-000 1126	11,124.76	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1127-04-181-000-4600-146 1127		(2,463.21)
60	9/30/2021	N	Cash in Bank	1127-01-000-000-1000-000 1127	2,463.21	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1129-04-167-PRJ-000548-4600-146 1129		(13,033.15)
60	9/30/2021	N	Cash in Bank	1129-01-000-000-1000-000 1129	13,033.15	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1131-04-181-000-4600-146 1131		(697.14)
60	9/30/2021	N	Cash in Bank	1131-01-000-000-1000-000 1131	697.14	
60	9/30/2021	N	Miscellaneous Revenue - Interest On Investments	1652-04-181-000-4600-146 1652	487,605.00	
60	9/30/2021	N	Prior Year Fund Balance	1652-03-000-000-3100-000 1652		(487,605.00)

To record reallocation of interest
income.

61	9/30/2021	N	Investments	1655-01-000-000-1500-000 1655	214.45	
61	9/30/2021	N	Prior Year Fund Balance	1655-03-000-000-3100-000 1655		(214.45)
Agree Consolidated Plan beginning equity to PY for Fund 1658 which was incorrectly included in Consolidated Plan						
62	9/30/2021	N	Assets Held In Evidence	108-01-1070 1108	670,491.72	
62	9/30/2021	N	Assets Held In Evidence	108-02-2289 1108		(670,491.72)
Audit AJE - to record Assets Held in Evidence that were inadvertently removed during the conversion to Workday						
63	9/30/2021	N	Accrued Receivables	1001-01-000-000-1230-000 1001	83,522.56	
63	9/30/2021	N	Taxes - Hazmat Gross Receipts Tax	1001-04-002-000-4100-020 1001		(83,522.56)
Client JE-001346 to reclass Hazmat Tax						
64	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1117-04-056-PR_0156-4800-171 1117	774,197.92	
64	9/30/2021	N	Charges for Services	1117-04-056-PR_0156-4400-000 1117		(774,197.92)
64	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1301-04-181-000-4800-171 1301	43,805.00	
64	9/30/2021	N	Charges for Services - Capital Contributions	1301-04-060-PRJ-000441-4400-170 1301		(43,805.00)
Reclass Entries for transfers provided by client. Client entries #001348 and #001338						
65	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1202-04-166-000-4800-171 1202	1,800,427.71	
65	9/30/2021	N	Trans From Gru	226-05-990-9984-0000-7604 1202		(1,800,427.71)
65	9/30/2021	N	Contribution to Pension Plan	1202-05-181-000-5300-000 1202	287,602.15	
65	9/30/2021	N	Due From GRU	226-01-1515 1202		(287,602.15)
65	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405	108,972.38	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1405-05-181-000-5900-145 1405		(108,972.38)
65	9/30/2021	N	Due to Other Funds	420-02-2079 1404	5,806.10	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1404-05-181-000-5900-145 1404		(5,806.10)
65	9/30/2021	N	Due To Other Funds	1402-02-000-000-2180-000 1402	15,112.22	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1402-05-181-000-5900-145 1402		(15,112.22)
65	9/30/2021	N	Due To Other Funds	1401-02-000-000-2180-000 1401	25,469.34	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1401-05-127-000-5900-145 1401		(25,469.34)
65	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1202-04-166-000-4800-171 1202	585,076.75	
65	9/30/2021	N	Due From GRU	226-01-1515 1202		(585,076.75)
65	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1202-04-166-000-4800-171 1202	155,360.04	
65	9/30/2021	N	Due From Other Funds (GG)	226-01-1510 1202		(155,360.04)
65	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-166-000-4800-171 1218	2,024,696.70	
65	9/30/2021	N	Charges for Services - Transfers from GRU	1218-04-181-000-4400-000 1218		(2,024,696.70)
65	9/30/2021	N	Contribution to Pension Plans	247-44-990-9999-5100-2020 1218	3,063,563.04	
65	9/30/2021	N	Due from GRU	247-01-1515 1218		(3,063,563.04)
65	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405	346,220.16	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1405-05-181-000-5900-145 1405		(346,220.16)
65	9/30/2021	N	Due to Other Funds	420-02-2079 1404	28,082.60	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1404-05-181-000-5900-145 1404		(28,082.60)
65	9/30/2021	N	Due To Other Funds	1402-02-000-000-2180-000 1402	50,377.07	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1402-05-181-000-5900-145 1402		(50,377.07)
65	9/30/2021	N	Due To Other Funds	1401-02-000-000-2180-000 1401	93,110.18	
65	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1401-05-127-000-5900-145 1401		(93,110.18)
65	9/30/2021	N	Due from GRU	247-01-1515 1218		(1,934,548.00)
65	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-166-000-4800-171 1218	1,934,548.00	
65	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-166-000-4800-171 1218	517,790.02	
65	9/30/2021	N	Due from Other Funds	247-01-1510 1218		(517,790.02)
Reclassify Principal Portions of 2003A and 2020 POB Debt						
66	9/30/2021	N	Salaries and Benefits - Retirement	1001-05-180-000-5100-120 1001	1,537,422.42	
66	9/30/2021	N	Intergovernmental Revenue - Police and Fire Premium	1001-04-002-000-4300-043 1001		(1,537,422.42)
FY21 Police & Fire Pension Insurance Tax Revenue						
67	9/30/2021	N	Cash in Bank	1652-01-000-000-1000-000 1652	1,497,317.37	
67	9/30/2021	N	Cash in Bank	1653-01-000-000-1000-000 1653	2,190.99	
67	9/30/2021	N	Due To Other Funds	1652-02-000-000-2180-000 1652		(1,497,317.37)
67	9/30/2021	N	Due to Other Funds	1653-02-000-000-2180-000 1653		(2,190.99)
67	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	396,066.52	
67	9/30/2021	N	Due To Other Companies	1001-02-000-000-2181-000 1001		(396,066.52)
67	9/30/2021	N	Cash in Bank	1651-01-000-000-1000-000 1651		(1,895,574.88)

67	9/30/2021	N	Due From Other Funds	1651-01-000-000-1270-000 1651	1,895,574.88	
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To reclassify cash in fiduciary trust funds to interfund receivable/payable.

68	9/30/2021	N	Investments	1652-01-000-000-1500-000 1652		(278,440.13)
68	9/30/2021	N	Dividends and Interest Receivable	1652-01-000-000-1210-000 1652	328,896.00	
68	9/30/2021	N	Other Investments Receivable	1652-01-000-000-1290-000 1652	41,627.33	
68	9/30/2021	N	Other Investment Liabilities	1652-02-000-000-2190-000 1652		(92,083.20)
68	9/30/2021	N	Dividends and Interest Receivable	1655-01-000-000-1210-000 1655	107,302.85	
68	9/30/2021	N	Other Investment Receivables	1655-01-000-000-1290-000 1655	210,975.26	
68	9/30/2021	N	Other Investment Liabilities	1655-02-000-000-2190-000 1655		(193,371.17)
68	9/30/2021	N	Investments	1655-01-000-000-1500-000 1655		(124,906.94)
68	9/30/2021	N	Investments	1651-01-000-000-1500-000 1651		(12,488.82)
68	9/30/2021	N	Dividends and Interest Receivable	1651-01-000-000-1210-000 1651	12,488.82	

To reclassify Accrued Interest/Receivable and other miscellaneous assets and liabilities from investment balances.

69	9/30/2021	N	Debt Service - Principal	1219-05-166-000-5500-144 1219		(7,772.88)
69	9/30/2021	N	Debt Service - Interest Expense	1219-05-166-000-5500-140 1219	7,772.88	

Fix AJE #30

70	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405	13,677,270.00	
70	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405		(13,677,270.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(13,677,270.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	13,677,270.00	
70	9/30/2021	N	Cash in Bank	1104-01-000-000-1000-000 1104	345,217.00	
70	9/30/2021	N	Due To Other Funds	1104-02-000-000-2180-000 1104		(345,217.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(345,217.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	345,217.00	
70	9/30/2021	N	Cash in Bank	1102-01-000-000-1000-000 1102	1,229,522.00	
70	9/30/2021	N	Due To Other Funds	1102-02-000-000-2180-000 1102		(1,229,522.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(1,229,522.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	1,229,522.00	
70	9/30/2021	N	Cash in Bank	1110-01-000-000-1000-000 1110	592,295.16	
70	9/30/2021	N	Due To Other Funds	1110-02-000-000-2180-000 1110		(592,295.16)
70	9/30/2021	N	Cash in Bank	1115-01-000-000-1000-000 1115	1,901,098.00	
70	9/30/2021	N	Due To Other Funds	1115-02-000-000-2180-000 1115		(1,901,098.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(592,295.16)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	592,295.16	
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(1,901,098.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	1,901,098.00	
70	9/30/2021	N	Cash in Bank	1130-01-000-000-1000-000 1130	3,474.00	
70	9/30/2021	N	Due to Other Funds (FS Adj.)	619-02-2079 1130		(3,474.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(3,474.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	3,474.00	
70	9/30/2021	N	Cash in Bank	1215-01-000-000-1000-000 1215	2,527.00	
70	9/30/2021	N	Due to Other Funds (FS Adj.)	244-02-2079 1215		(2,527.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(2,527.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	2,527.00	
70	9/30/2021	N	Cash in Bank	1219-01-000-000-1000-000 1219	2,975.00	
70	9/30/2021	N	Due to Other Funds	1219-01-000-000-2180-000 1219		(2,975.00)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(2,975.00)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	2,975.00	
70	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128	56,138.54	
70	9/30/2021	N	Due to Other Funds (FS Adj.)	617-02-2079 1128		(56,138.54)
70	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(56,138.54)
70	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	56,138.54	

Reclass negative cash in funds to due to/from for FS presentation purposes

71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1132-05-167-000-5900-145 1132	9,468.77	
71	9/30/2021	N	Cash in Bank	1132-01-000-000-1000-000 1132		(9,468.77)
71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1326-05-123-000-5900-145 1326	5,363.71	
71	9/30/2021	N	Cash in Bank	1326-01-000-000-1000-000 1326		(5,363.71)
71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1401-05-127-000-5900-145 1401	52,286.41	
71	9/30/2021	N	Cash in Bank	1401-01-000-000-1000-000 1401		(52,286.41)
71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1402-05-181-000-5900-145 1402	28,289.46	
71	9/30/2021	N	Cash in Bank	1402-01-000-000-1000-000 1402		(28,289.46)
71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1405-05-181-000-5900-145 1405	194,425.59	
71	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(194,425.59)

71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1501-05-181-000-5900-145 1501	25,094.68	
71	9/30/2021	N	Cash in Bank	1501-01-000-000-1000-000 1501		(25,094.68)
71	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1502-05-158-000-5900-145 1502	17,886.95	
71	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		(17,886.95)
71	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-181-000-4800-171 1218		(332,815.57)
71	9/30/2021	N	Cash in Bank	1218-01-000-000-1000-000 1218	332,815.57	
71	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-181-000-4800-171 1218	5,003.68	
71	9/30/2021	N	Cash in Bank	1218-01-000-000-1000-000 1218		(5,003.68)

Correct transfer posted backwards

72	9/30/2021	N	Cash in Bank	1652-01-000-000-1000-000 1652	2,408,232.29	
72	9/30/2021	N	Salaries and Benefits - Retiree Pay	1652-05-181-000-5100-129 1652		(2,322,034.92)
72	9/30/2021	N	Salaries and Benefits - Employee Disability Pay	1652-05-181-000-5100-091 1652		(86,197.37)
72	9/30/2021	N	Cash in Bank	1652-01-000-000-1000-000 1652		(2,408,232.29)
72	9/30/2021	N	Due To Other Funds	1652-02-000-000-2180-000 1652	2,408,232.29	
72	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001	2,408,232.29	
72	9/30/2021	N	Due To Other Companies	1001-02-000-000-2181-000 1001		(2,408,232.29)
72	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(414,817.01)
72	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001	414,817.01	

Client prepared entry for General
Employee Pension Plan

73	9/30/2021	N	Depreciation and Amortization - Vehicles	1501-05-039-000-5400-154 1501		(6,807.00)
73	9/30/2021	N	Operations and Maintenance - Equipment Maintenance	1501-05-040-000-5200-071 1501	6,807.00	
73	9/30/2021	N	Depreciation and Amortization - Vehicles	1405-05-157-000-5400-154 1405	6,976.00	
73	9/30/2021	N	Operations and Maintenance - Equipment Maintenance	1405-05-156-000-5200-071 1405		(6,976.00)

Trivial reclass of depreciation
expense (for FS purposes)

74	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405	649,634.00	
74	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405		(649,634.00)
74	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(649,634.00)
74	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	649,634.00	
74	9/30/2021	N	Cash in Bank	1115-01-000-000-1000-000 1115	286,755.00	
74	9/30/2021	N	Due To Other Funds	1115-02-000-000-2180-000 1115		(286,755.00)
74	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	286,755.00	
74	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(286,755.00)
74	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405	552,194.46	
74	9/30/2021	N	Due To Other Funds	1405-02-000-000-2180-000 1405		(552,194.46)
74	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(552,194.46)
74	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	552,194.46	

Update negative cash reclass after
transfer corrections.

75	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	990,000.00	
75	9/30/2021	N	Unbilled Receivables	1405-01-000-000-1140-000 1405		(990,000.00)
75	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	10,000.00	
75	9/30/2021	N	Unbilled Receivables	1405-01-000-000-1140-000 1405		(10,000.00)

To adjust grants receivable and
unbilled receivables (JE-001406)

76	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1405-04-153-000-4600-150 1405	83,821.66	
76	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405		(83,821.66)

To correct revenue recognized
twice in prior year.

77	9/30/2021	N	Grants Receivable	1115-01-000-000-1210-000 1115		(570,422.25)
77	9/30/2021	N	Intergovernmental Revenue - Federal Grant Revenue	1115-04-123-000-4300-040 1115	570,422.25	

To reverse duplicate revenue in
FY21

78	9/30/2021	N	Charges for Services - Greens Fees	1001-04-078-000-4400-062 1001	6,541.48	
78	9/30/2021	N	Miscellaneous Revenue - Document Reproduction Fees	1001-04-013-000-4600-151 1001	10.00	
78	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(35,379.76)
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-176-000-4600-150 1001	0.50	
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-060-000-4600-150 1001	5.00	
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-060-000-4600-150 1001	2,000.00	
78	9/30/2021	N	Taxes - Propane Gas Utility Service Tax	1001-04-002-000-4100-016 1001	44.14	
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-060-000-4600-150 1001	0.99	
78	9/30/2021	N	Charges for Services - Trespass Towing App	1001-04-096-000-4400-094 1001	330.00	
78	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(1,221.36)
78	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(188,605.25)
78	9/30/2021	N	Charges for Services - Youth Sports Fees	1001-04-060-000-4400-085 1001	288.17	
78	9/30/2021	N	Charges for Services - Pro Shop Sales	1001-04-078-000-4400-064 1001	4,108.06	
78	9/30/2021	N	Miscellaneous Revenue - Insurance Recovery	1001-04-171-000-4600-163 1001	304.00	
78	9/30/2021	N	Fines and Forfeitures - Municipal Court Costs	1001-04-096-000-4500-133 1001	5.00	
78	9/30/2021	N	Charges for Services - Traffic Review Fees	1001-04-095-000-4400-126 1001	125.00	
78	9/30/2021	N	Charges for Services - Cart Rentals	1001-04-078-000-4400-063 1001	3,385.00	
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-172-000-4600-150 1001	257.25	
78	9/30/2021	N	Fines and Forfeitures - Parking Fines	1128-04-096-000-4500-134 1128	3.75	
78	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128		(3.75)
78	9/30/2021	N	Charges for Services - Driving Range Fees	1001-04-078-000-4400-065 1001	2,251.33	
78	9/30/2021	N	Charges for Services - Recreation Fees	1001-04-062-PR_0286-4400-082 1001	348.50	
78	9/30/2021	N	Charges for Services - Parking Decals and Permits	1001-04-002-000-4400-076 1001	704.50	
78	9/30/2021	N	Miscellaneous Revenue - Rental Revenue	1001-04-052-000-4600-166 1001	61.00	
78	9/30/2021	N	Charges for Services - Cemetery Fees	1001-04-073-000-4400-100 1001	10,294.75	
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-002-000-4600-150 1001	35,379.76	
78	9/30/2021	N	Accrued Receivables	1001-01-000-000-1230-000 1001	1,221.36	
78	9/30/2021	N	Taxes - Electric Public Services Tax	1001-04-002-000-4100-010 1001	6,679.57	
78	9/30/2021	N	Charges for Services - Parking App	1001-04-002-000-4400-077 1001	5,557.93	
78	9/30/2021	N	Charges for Services - Recreation Centers Fees	1001-04-066-000-4400-080 1001	3,782.67	
78	9/30/2021	N	Charges for Services - Background Checks	1001-04-103-000-4400-087 1001	48.00	
78	9/30/2021	N	Charges for Services - Cemetery Fees	1001-04-073-000-4400-100 1001	10.33	
78	9/30/2021	N	Taxes - Water Utility Service Tax	1001-04-002-000-4100-013 1001	6,988.41	
78	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	130.50	
78	9/30/2021	N	Taxes - Occupational Licenses - Direct Levy	1001-04-002-000-4100-002 1001	47,617.00	
78	9/30/2021	N	Charges for Services - Land Development Code Review	1001-04-095-000-4400-053 1001	9,564.75	
78	9/30/2021	N	Licenses and Permits - Home Occupational Permits	1001-04-002-000-4200-020 1001	350.75	
78	9/30/2021	N	Miscellaneous Revenue - Document Reproduction Fees	1001-04-123-000-4600-151 1001	191.25	
78	9/30/2021	N	Licenses and Permits - Landlord License Fees	1001-04-002-000-4200-028 1001	8,445.09	
78	9/30/2021	N	Miscellaneous Revenue - Document Reproduction Fees	1001-04-042-000-4600-151 1001	100.00	
78	9/30/2021	N	Intergovernmental Revenue - Mobile Home Licenses	1001-04-002-000-4300-046 1001	87.62	
78	9/30/2021	N	Charges for Services - Swimming Pool Fees	1001-04-061-000-4400-079 1001	4,211.47	
78	9/30/2021	N	Charges for Services - Concessions	1001-04-076-000-4400-066 1001	2,684.76	
78	9/30/2021	N	Charges for Services - Park Admission Fees	1001-04-080-000-4400-081 1001	3,646.91	
78	9/30/2021	N	Miscellaneous Revenue - Rental Revenue	1001-04-052-000-4600-166 1001	879.14	
78	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(13,667.98)
78	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(2,000.00)
78	9/30/2021	N	Charges for Services - Recreation Fees	1001-04-066-000-4400-082 1001	556.50	
78	9/30/2021	N	Taxes - Local Option Gas Tax	1001-04-002-000-4100-009 1001	71,641.75	
78	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-002-000-4600-150 1001	34.16	
78	9/30/2021	N	Charges for Services - Recreation Memberships	1121-04-060-PR_0112-4400-083 1121	52.38	
78	9/30/2021	N	Charges for Services - Parks and Recreations (PRCA)	1121-04-060-PRJ-000474-4400-097 1121	1,372.52	
78	9/30/2021	N	Cash in Bank	1121-01-000-000-1000-000 1121		(1,424.90)
78	9/30/2021	N	Miscellaneous Revenue - Tree Mitigation Revenue	1123-04-090-PR_0277-4600-149 1123	120,574.00	
78	9/30/2021	N	Cash in Bank	1123-01-000-000-1000-000 1123		(120,574.00)
78	9/30/2021	N	Charges for Services - Advertising - Main Bus	1405-04-154-000-4400-110 1405	2,940.00	
78	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	15,779.89	
78	9/30/2021	N	Miscellaneous Revenue - Gas Tax Rebate	1405-04-153-000-4600-169 1405	6,852.67	
78	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(4,556.30)
78	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(249,373.93)
78	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(6,852.67)
78	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	6,306.46	
78	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	4,556.30	
78	9/30/2021	N	Taxes - Local Option Gas Tax	1405-04-153-000-4100-009 1405	167,164.07	
78	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	47,567.40	
78	9/30/2021	N	Charges for Services - Mobile Bus Fare	1405-04-153-000-4400-198 1405	4.50	
78	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	5,055.31	
78	9/30/2021	N	Grants Receivable	1405-01-000-000-1210-000 1405	4,556.30	
78	9/30/2021	N	Miscellaneous Revenue - Rental Revenue	1107-04-060-PR_0211-4600-166 1107	111.95	
78	9/30/2021	N	Charges for Services - Registration Fees	1107-04-060-PR_0207-4400-058 1107	3,727.87	
78	9/30/2021	N	Miscellaneous Revenue - Contributions/Donations	1107-04-060-PRJ-000545-4600-160 1107	1,155.76	
78	9/30/2021	N	Miscellaneous Revenue - Contributions/Donations	1107-04-060-PRJ-000544-4600-160 1107	86.36	
78	9/30/2021	N	Cash in Bank	1107-01-000-000-1000-000 1107		(5,081.94)
78	9/30/2021	N	Cash in Bank	1404-01-000-000-1000-000 1404		(8,269.00)
78	9/30/2021	N	Charges for Services - Solid Waste Franchise Fees	1404-04-151-000-4400-088 1404	8,269.00	

78	9/30/2021	N	Cash in Bank	1301-01-000-000-1000-000 1301		(2,395.00)
78	9/30/2021	N	Other Financing Sources - Capital Contributions	1301-04-060-PRJ-000441-4800-170 1301	2,395.00	
78	9/30/2021	N	Licenses and Permits - Miscellaneous Permits	1402-04-094-000-4200-023 1402	400.00	
78	9/30/2021	N	Licenses and Permits - Electric, Plumbing and Gas	1402-04-094-000-4200-024 1402	3,960.00	
78	9/30/2021	N	Cash in Bank	1402-01-000-000-1000-000 1402		(350,933.51)
78	9/30/2021	N	Licenses and Permits - Competency Renewals	1402-04-094-000-4200-025 1402	300.00	
78	9/30/2021	N	Licenses and Permits - Building Permits	1402-04-094-000-4200-022 1402	346,273.51	
78	9/30/2021	N	Cash in Bank	1315-01-000-000-1000-000 1315		(176,383.10)
78	9/30/2021	N	Taxes - Local Option Gas Tax	1315-04-011-000-4100-009 1315	176,383.10	
78	9/30/2021	N	Intergovernmental Revenue - Federal Grant Revenue	1115-04-027-000-4300-040 1115	286,755.23	
78	9/30/2021	N	Cash in Bank	1115-01-000-000-1000-000 1115		(286,755.23)

To reverse FY20 JV 2013-023CB
(manual adjustments to cash in PY that needed to be reversed in FY21)

79	9/30/2021	N	Accounts Receivable	1001-01-000-000-1200-000 1001		(4,579,148.80)
79	9/30/2021	N	GRU Expenses Clearing	1001-01-000-000-1231-000 1001	4,579,148.80	
79	9/30/2021	N	Accounts Receivable	1404-01-000-000-1200-000 1404		(787,576.03)
79	9/30/2021	N	GRU Expenses Clearing	1404-01-000-000-1231-000 1404	787,576.03	
79	9/30/2021	N	Accounts Receivable	1401-01-000-000-1200-000 1401		(787,078.37)
79	9/30/2021	N	GRU Expenses Clearing	1401-01-000-000-1231-000 1401	787,078.37	
79	9/30/2021	N	Accounts Receivable	1502-01-000-000-1200-000 1502		(140,673.04)
79	9/30/2021	N	GRU Expenses Clearing	1502-01-000-000-1231-000 1502	140,673.04	
79	9/30/2021	N	Accounts Receivable	1117-01-000-000-1200-000 1117		(77,315.18)
79	9/30/2021	N	GRU Expenses Clearing	1117-01-000-000-1231-000 1117	77,315.18	

Reclass GRU receivables from A/R
to Due From GRU

80	9/30/2021	N	Cash in Bank	1503-01-000-000-1000-000 1503		(45,000.00)
80	9/30/2021	N	Cash With Fiscal Agent	504-01-1031 1503	45,000.00	
80	9/30/2021	N	Cash-Imprest Underwriter	503-01-1015 1502	337,617.46	
80	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		(337,617.46)
80	9/30/2021	N	Cash With Fiscal Agent	504-01-1031 1503	75,000.00	
80	9/30/2021	N	Cash in Bank	1503-01-000-000-1000-000 1503		(75,000.00)

Reclass conversion balances to
correct ledger accounts.

81	9/30/2021	N	Insurance Claims Payable	1502-02-000-000-2220-000 1502	517,199.05	
81	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		(517,199.05)
81	9/30/2021	N	Insurance Claims Payable	1502-02-000-000-2220-000 1502		
81	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		

To adjust insurance claims payable

82	9/30/2021	N	Employer Contributions - Employer Contributions	1503-04-158-000-4401-177 1503	1,924,061.00	
82	9/30/2021	N	Cash in Bank	1503-01-000-000-1000-000 1503		(1,924,061.00)

To reduce employer portion of the
active employee health insurance premiums to subsidize retiree premiums (the implicit rate subsidy)

83	9/30/2021	N	Procurement Card Payable	1001-02-000-000-2103-000 1001		(407,777.02)
83	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1001-05-000-000-5200-013 1001	407,777.02	
83	9/30/2021	N	Procurement Card Payable	1001-02-000-000-2103-000 1001		(473,438.63)
83	9/30/2021	N	Operations and Maintenance - Materials and Supplies	1001-05-000-000-5200-013 1001	473,438.63	

To correct FY21 P-card load error

84	9/30/2021	N	Insurance Claims Payable	1502-02-000-000-2220-000 1502	147,285.33	
84	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		(147,285.33)

To correct insurance claims
liability

85	9/30/2021	N	Debt Service - Interfund Transfer Expense	1404-05-181-000-5500-145 1404		(15,769.90)
85	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1404-05-181-000-5900-145 1404	15,769.90	
85	9/30/2021	N	Cash in Bank	1404-01-000-000-1000-000 1404	0.60	
85	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1115-04-096-000-4800-171 1115	2,435.86	
85	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1115-04-051-000-4600-150 1115		(2,436.46)
85	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-166-000-4800-171 1218	6,879.44	
85	9/30/2021	N	Charges for Services - Transfers from GRU	1218-04-181-000-4400-000 1218		(6,879.44)

Miscellaneous transfer corrections
and reclassifications.

86	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(7,017.22)
86	9/30/2021	N	Charges for Services - Cash Over/Short	1001-04-002-000-4400-098 1001	7,017.22	

To reclass FY21 clearing
transactions to FY22

87	9/30/2021	N	Miscellaneous Revenue - Miscellaneous Revenue	1001-04-060-000-4600-150 1001	293,958.03	
87	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(293,958.03)

To correct previous #4000 clearing
adjustment

88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1001-05-181-000-5900-145 1001	2,701,502.95	
88	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(2,701,502.95)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1107-05-085-000-5900-145 1107	4,289.39	
88	9/30/2021	N	Cash in Bank	1107-01-000-000-1000-000 1107		(4,289.39)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1326-05-123-000-5900-145 1326	20,220.02	
88	9/30/2021	N	Cash in Bank	1326-01-000-000-1000-000 1326		(20,220.02)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1401-05-127-000-5900-145 1401	197,108.43	
88	9/30/2021	N	Cash in Bank	1401-01-000-000-1000-000 1401		(197,108.43)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1402-05-181-000-5900-145 1402	106,645.11	
88	9/30/2021	N	Cash in Bank	1402-01-000-000-1000-000 1402		(106,645.11)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1404-05-181-000-5900-145 1404	43,679.82	
88	9/30/2021	N	Cash in Bank	1404-01-000-000-1000-000 1404		(43,679.82)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1405-05-181-000-5900-145 1405	732,926.45	
88	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(732,926.45)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1501-05-181-000-5900-145 1501	94,601.51	
88	9/30/2021	N	Cash in Bank	1501-01-000-000-1000-000 1501		(94,601.51)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1502-05-158-000-5900-145 1502	67,429.91	
88	9/30/2021	N	Cash in Bank	1502-01-000-000-1000-000 1502		(67,429.91)
88	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1132-05-167-000-5900-145 1132	35,695.22	
88	9/30/2021	N	Cash in Bank	1132-01-000-000-1000-000 1132		(35,695.22)
88	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1218-04-166-000-4800-171 1218		(4,004,098.81)
88	9/30/2021	N	Cash in Bank	1218-01-000-000-1000-000 1218	4,004,098.81	

To post POB 2020 Fund 1218
Additional Transfers

89	9/30/2021	N	Due From Other Funds	1001-01-000-000-1270-000 1001	208,590.00	
89	9/30/2021	N	Accounts Payable	1001-02-000-000-2100-000 1001		(208,590.00)

FS Reclass to balance transfers

90	9/30/2021	N	Charges for Services - Cash Over/Short	1001-04-061-000-4400-098 1001	20,422.57	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(20,422.57)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	378.00	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(378.00)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1128-04-096-000-4500-134 1128	41.25	
90	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128		(41.25)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	859.50	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(859.50)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1128-04-096-000-4500-134 1128	93.75	
90	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128		(93.75)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	952.00	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(952.00)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1128-04-096-000-4500-134 1128	116.25	
90	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128		(116.25)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	590.25	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(590.25)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1128-04-096-000-4500-134 1128	71.25	
90	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128		(71.25)
90	9/30/2021	N	Sales Tax Payable	1001-02-000-000-2140-000 1001	426.92	
90	9/30/2021	N	Deferred Revenue	1001-02-000-000-2400-000 1001	33.50	

90	9/30/2021	N	Miscellaneous Revenue - Document Reproduction Fees	1001-04-002-000-4600-151 1001	16.15	
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	214.00	
90	9/30/2021	N	Charges for Services - Pro Shop Sales	1001-04-075-000-4400-064 1001	409.97	
90	9/30/2021	N	Charges for Services - Concessions	1001-04-076-000-4400-066 1001	691.56	
90	9/30/2021	N	Charges for Services - Greens Fees	1001-04-078-000-4400-062 1001	2,436.24	
90	9/30/2021	N	Charges for Services - Cart Rentals	1001-04-078-000-4400-063 1001	1,253.50	
90	9/30/2021	N	Charges for Services - Driving Range Fees	1001-04-078-000-4400-065 1001	324.36	
90	9/30/2021	N	Charges for Services - Park Admission Fees	1001-04-084-000-4400-081 1001	1,597.80	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(7,404.00)
90	9/30/2021	N	Charges for Services - GPD Billable Overtime	1110-04-103-000-4400-069 1110	61.00	
90	9/30/2021	N	Cash in Bank	1110-01-000-000-1000-000 1110		(61.00)
90	9/30/2021	N	Other Financing Sources - Capital Contributions	1301-04-060-PRJ-000441-4800-170 1301	985.00	
90	9/30/2021	N	Cash in Bank	1301-01-000-000-1000-000 1301		(985.00)
90	9/30/2021	N	Radon Surcharge Payable	1402-02-000-000-2130-000 1402	8.00	
90	9/30/2021	N	Licenses and Permits - Building Permits	1402-04-094-000-4200-022 1402	144.00	
90	9/30/2021	N	Licenses and Permits - Contractor Exam Fees	1402-04-094-000-4200-019 1402	50.00	
90	9/30/2021	N	Cash in Bank	1402-01-000-000-1000-000 1402		(202.00)
90	9/30/2021	N	Charges for Services - Main Bus - Shuttle Services	1116-04-153-000-4400-107 1116	45.00	
90	9/30/2021	N	Cash in Bank	1116-01-000-000-1000-000 1116		(45.00)
90	9/30/2021	N	Miscellaneous Revenue - Insurance Recovery	1405-04-156-000-4600-163 1405	11,975.89	
90	9/30/2021	N	Cash in Bank	1405-01-000-000-1000-000 1405		(11,975.89)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1128-04-096-000-4500-134 1128	18.75	
90	9/30/2021	N	Cash in Bank	1128-01-000-000-1000-000 1128		(18.75)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	905.25	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(905.25)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	650.50	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(650.50)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	880.00	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(880.00)
90	9/30/2021	N	Fines and Forfeitures - Parking Fines	1001-04-053-000-4500-134 1001	924.50	
90	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(924.50)

Record AHB cancellations,
provided by client

91	9/30/2021	N	Cash in Bank	1503-01-000-000-1000-000 1503		(1,764,248.93)
91	9/30/2021	N	Employer Contributions - Employer Contributions	1503-04-158-000-4401-177 1503	1,764,248.93	
91	9/30/2021	N	Cash in Bank	1001-01-000-000-1000-000 1001		(851,378.44)
91	9/30/2021	N	Operations and Maintenance - Utilities Expense	1001-05-181-000-5200-023 1001	851,378.44	

Reverse PY adjustment to Fund 504
to increase employer contributions and amounts due to GRU that should've cleared through expenses.

92	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1001-04-059-000-4800-171 1001		(33,194.00)
92	9/30/2021	N	Charges for Services - Cash Over/Short	1001-04-002-000-4400-098 1001	33,194.00	

93	9/30/2021	N	Cash in Bank	1209-01-000-000-1000-000 1209		(192,122.30)
93	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1209-05-166-000-5900-145 1209	192,122.30	
93	9/30/2021	N	Cash in Bank	1216-01-000-000-1000-000 1216		(483,068.35)
93	9/30/2021	N	Other Financing Uses - Interfund Transfer Expense	1216-05-166-000-5900-145 1216	483,068.35	
93	9/30/2021	N	Cash in Bank	1219-01-000-000-1000-000 1219	675,190.65	
93	9/30/2021	N	Other Financing Sources - Interfund Transfer Reven	1219-04-166-000-4800-171 1219		(675,190.65)

Transfer from refunded bond
2010/2107 funds to 2021 DSF

SCHEDULE B

No.	Date	Name	Opinion Unit	Debit	Credit
U-1	9/30/2021	Assets	Governmental Activities; Aggregate Remaining	309,000	
U-1	9/30/2021	Revenues	Funds		309,000
Grant revenues are potentially understated due to differences between grant expenditures and revenues for reimbursement based grants. Management to research further in subsequent year.					
U-2	9/30/2021	Assets-Cash	Governmental Activities; General Fund and/or		185,000
U-2	9/30/2021	Revenues/Expenses	Aggregate Remaining Funds	185,000	
Bank reconciliation included an unreconciled amount, which may be due to an overstatement of cash. Management to research further in subsequent year.					
U-3	9/30/2021	Assets-Receiveable	Governmental Activities; Aggregate Remaining		100,000
U-3	9/30/2021	Revenues	Funds	100,000	
Item in receivable was voided after year-end.					
U-4	9/30/2021	Liabilities	Governmental Activities; Aggregate Remaining		250,000
U-4	9/30/2021	Expenses	Funds	250,000	
Liability was not updated with the results of the new actuarial valuation.					

2021

City of Gainesville, Florida

Annual Comprehensive Financial Report

For the Fiscal Year Ended
September 30, 2021

CITY OF GAINESVILLE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021

Prepared by
Department of Budget and Finance

(Department of Financial Services as of 1/10/2022)

INTRODUCTORY SECTION

CITY OF GAINESVILLE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

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**CITY OF GAINESVILLE, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

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LIST OF CITY OFFICIALS

As of 9/30/2021

ELECTED OFFICIALS

<i>Lauren Poe</i>	<i>Mayor (At Large)</i>
<i>Gigi Simmons</i>	<i>Commissioner (District I)</i>
<i>Harvey Ward</i>	<i>Commissioner (District II)</i>
<i>David Arreola</i>	<i>Mayor-Commissioner Pro Tem (District III)</i>
<i>Adrian Hayes-Santos</i>	<i>Commissioner (District IV)</i>
<i>Gail Johnson</i>	<i>Commissioner (At Large)</i>
<i>Reina Saco</i>	<i>Commissioner (At Large)</i>

APPOINTED OFFICIALS

<i>Lee R. Feldman, ICMA-CM</i>	<i>City Manager</i>
<i>Edward Bielarski Jr.</i>	<i>General Manager for Utilities</i>
<i>Nicolle Shalley</i>	<i>City Attorney</i>
<i>Omichele Gainey</i>	<i>Clerk of the Commission</i>
<i>Virgina Bigbie, CPA, CFE</i>	<i>City Auditor</i>
<i>Teneeshia Marshall</i>	<i>Equal Opportunity Director</i>

BUDGET & FINANCE ACCOUNTING DIVISION

<i>Cintya G. Ramos</i>	<i>Finance Director</i>
<i>Diane Wilson</i>	<i>Assistant Finance Director</i>
<i>Carla Benison</i>	<i>Accounting Manager</i>
<i>Sylvia Gonzalez</i>	<i>Accountant, Senior</i>
<i>Kristy Fowler</i>	<i>Accountant II</i>
<i>Karen Pinner</i>	<i>Accountant II</i>
<i>Christina Holmes</i>	<i>Account Clerk, Sr.</i>
<i>Vacant</i>	<i>Grants Fiscal Coordinator</i>
<i>Vacant</i>	<i>Accountant II</i>



City of Gainesville

Office of the City Manager

December 6, 2022

Honorable Mayor, Members of the City Commission and
Neighbors of the City of Gainesville, Florida

Dear Mayor, Commissioners and Neighbors:

Section 218.39, Florida Statutes, requires the City of Gainesville (City) to publish within nine months of the close of the fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). The City is also required to undergo an annual single audit performed under the provisions of the U.S. Office of Management and Budget Uniform Guidance and Chapter 10.550, Rules of the Auditor General, State of Florida. The City presents financial information such that it meets the requirements of accounting standards issued by the Governmental Accounting Standards Board (GASB). This report was prepared by the Department of Financial Services and audited by an independent firm of licensed certified public accountants according to the City Code of Ordinances, Chapter 2 Article VI, Section 2-433.

The Annual Comprehensive Financial Report of the City for the fiscal year ended September 30, 2021 is hereby transmitted. This report consists of management's representations concerning the finances of the City. To provide a reasonable basis for making those representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with U.S. GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Purvis, Gray and Company, LLP, an independent firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 2021, are free of material misstatement. The audit involved 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; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering unmodified opinions on the City's basic financial statements as of and for the year ended September 30, 2021. The

independent auditors' report is presented as the first component of the financial section of this report. The results of the single audit, including a schedule of expenditures of federal awards, and the independent auditor's reports on the City's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards, are also included in this report.

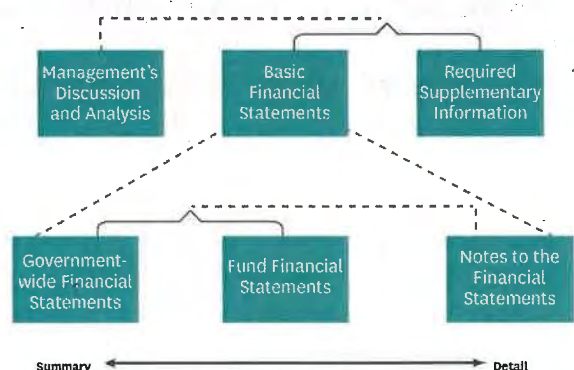
THE REPORT

The Annual Comprehensive Financial Report is presented in four sections:

1. The **Introductory section** includes the List of City Officials, this letter of transmittal, a copy of the City's Certificate of Achievement for Excellence in Financial Reporting, and the City's Organizational Chart.
2. The **Financial section** includes the report of the independent auditors, Management's Discussion and Analysis (MD&A), the basic financial statements, including government-wide Statement of Net Position and Statement of Activities as well as Governmental, Proprietary and Fiduciary Fund level financials statements. The Financial section also includes the Notes to the Financial Statements, which is an integral part of the Annual Comprehensive Financial Report. The next portion of the Financial section is the Required Supplementary Information which includes budget related information such as the General Fund Adopted budget and an Actual to Final comparison of the budget. This section also includes the required disclosures for the pension and Other Post-Employment Benefits (OPEB) plans. The final portion of the Financial section contains Supplementary Information including the combining financial statements of the non-major governmental funds including Special Revenue, Debt Service and Capital Projects funds; combining financial statements for the non-major Enterprise Funds, Internal Service Funds financial statements and Fiduciary Funds financial statements.
3. The **Statistical section** includes multi-year financial and demographic information such as fund balance trends, assessed value of taxable property for the City, property tax rates, population, debt capacity analysis, and other operating information including full-time equivalent general government community builders.
4. The **Single Audit section** includes the schedule of expenditure of federal awards and state financial assistance, schedule of findings and questioned costs, and the independent auditors' reports on the internal control and compliance with applicable laws and regulations. The independent auditors provide a Management Letter which details their findings and provides recommendations; the City then provides a letter as management's response to those findings.

This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

This Annual Comprehensive Financial Report includes all funds of the City. The City provides a full range of services including: police and fire protection; the construction and maintenance of City buildings, streets



and other infrastructure; and recreational activities and cultural events.

The Annual Comprehensive Financial Report also includes the City's component units, which are legally separate organizations and for which the City is financially accountable or whose relationship with the City is of a nature and significance that would cause the City's financial statements to be incomplete were they not included.

The City of Gainesville is required to adopt an annual budget in accordance to Section 166.241, Florida Statutes. Additionally, the City maintains budgetary controls that have the objective of ensuring compliance with legal provisions embodied in the annual budget adopted by the City Commission. The Budget is adopted at the fund level and appropriations by department within funds, number of full time equivalent positions, and tax levies are adopted in September prior to the start of the fiscal year. Capital projects funds and certain special revenue funds (such as multi-year grant funds and tax increment funds) are appropriated on a project basis.

PROFILE OF THE CITY

The City of Gainesville is the most populous city in, and serves as the county seat of, Alachua County. The City also serves as the cultural, educational and commercial center for the North Central Florida region. Gainesville is located midway between the Gulf of Mexico and the Atlantic Ocean and halfway between Miami and Pensacola. There are approximately sixty square miles of land included within the corporate boundaries of the City. As of April 1, 2021, the official population estimate was 143,835 (Bureau of Economic and Business Research - University of Florida, 2021).

The City was established in 1854, incorporated in 1869, and has operated under a Commission-Manager form of government since 1927. The City Commission consists of seven elected officials (the Mayor and six Commissioners) who are responsible for enacting the ordinances and resolutions which govern the City. The elected Mayor serves a three-year term and presides over public meetings and ceremonial events. The Commission appoints the City Manager, General Manager for Utilities, City Auditor, City Attorney, City Clerk and Equity and Inclusion Director. As chief executive officers, the City Manager and General Manager for Utilities are charged with the enforcement of all ordinances and resolutions passed by the Commission. They accomplish this task through three Assistant City Managers, the General Government Executive Management Team and the Utilities Executive Management Team.

The City of Gainesville provides its neighbors with a wide variety of public services, including but not limited to public safety, recreation and cultural events, mass transit, utility distribution, refuse collections and stormwater management services. In addition to these activities, the City exercises oversight responsibility for the Tax Increment Financing funds (that remain after the sunseting of the Community Redevelopment Agency), Cornerstone Condominium and Heartwood Community Homeowners Associations.

The City has two defined-benefit pension plans: 1) the Employees' Pension Plan (administered by the Mayor and City Commission) and 2) the Police Officers' and Firefighters' Consolidated Pension Plan (administered by a board of trustees composed of members elected by active employees and appointees of the Mayor). The Boards have responsibility for investment of the pension assets and determination of

benefits as employees retire or seek other benefits under the plans. For the fiscal year ended September 30, 2021, the plans' net position was just over \$1 billion.

The City also administers a single-employer defined benefit postemployment health care plan that covers eligible retired employees. The Retiree Health Care Plan allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue medical coverage as a participant in the City's plan. Administrative costs are financed through investment earnings. For the fiscal year ended September 30, 2021, the plan had a net position of just over \$73 million.

FACTORS AFFECTING ECONOMIC CONDITION

Property Values. The City's property taxable value for fiscal year 2021 was \$7.6 billion, an increase of 5.9% from prior year, which generated an increase in property tax revenue. The City's operating tax millage rate was 5.2974 in fiscal year 2021, no change from fiscal year 2020.

Local economy. The economic landscape in Gainesville continues to be dominated by the government sector. Statistics compiled by the Bureau of Economic and Business Research at the University of Florida indicate that one of every three jobs in Gainesville is provided by the federal, state or local government. This reliance on jobs from other than the private sector tends to modify Gainesville's reaction to external economic stimuli, such that the local economy grows less rapidly than others during boom periods but also suffers less during economic declines. According to the U.S. Bureau of Labor Statistics preliminary September 2022 report, the City's unemployment rate was 2.4%, lower than the State (2.5%) and national (3.5%) average.

The General Fund's main revenue sources include Property Tax, Utility Tax, State Revenue Sharing & Half-Cent Sales Tax, Fire Assessment and a transfer from the Utility Fund. These revenue sources have begun to experience moderate growth after the recession which is expected to continue.

Long-term financial planning. Both General Government and the City-owned Utility develop multi-year financial forecasts for both the operating budget and capital improvement plans. The City is proud to maintain investment grade ratings: Aa2 from Moody's Investor Service and AA from Fitch Ratings, both with a stable outlook. This is a testament to the City's healthy financial position, prudent fiscal planning and strong reserve policies. The City's goal is to obtain the highest investment grade ratings as these ratings indicate to investors that the City is a low-risk investment which translates into lower interest rates and corresponding lower interest payments on debt.

The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, a part of the American Rescue Plan (ARPA), delivers \$350 billion to state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency. As of the date of this report, the City received \$32,408,804 to administer by December 31, 2026. As our City continues to recover from the pandemic, we anticipate the City will continue to be one of the best places in the country to raise a family, start or expand a business, invest in real estate, seek high quality, cutting edge health care and enjoy the natural environment. The City is firmly committed to its ongoing reinvestment in our neighborhoods, our public infrastructure and facilities, community builders and our City as a whole.

Financial policies. One of the most important measures of the City's financial health is its fund balance. The City's Fund Balance Policy was last updated in September 2020 and is compliant with GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions." In addition to providing compliance with GASB Statement No. 54, the City's Fund Balance Policy will assist in stabilizing the long-term financial position of the City by setting standards for the use and replenishment of fund balance reserves. This policy also provides structural balance to the City's budget by limiting the use of reserves to cover recurring expenditures. The General Fund Balance Policy requires a minimum emergency reserve maintained at 0.015% of the taxable value of all property in the City on January 1st of that fiscal year. As recommended by the Government Finance Officers' Association, the City's fund balance policy provides for the maintenance of an unassigned fund balance for the General Fund of a minimum of two (2) months or 16.7% of and a maximum of three (3) months or 25% of the following year's budgeted expenditures and transfers. The City ended fiscal year 2021 with a General Fund fund balance of \$35.9 million; of that amount \$23.8 million is Unassigned.

Other relevant policies that bolster the City's strong financial position include the General Insurance Fund Reserve, Budget Administration, Debt Management and Capital Improvement Planning policies. Taken together with the Fund Balance, these policies promote sound financial management and enhance the City's credit rating by taking a fully rounded approach when balancing financial decisions.

MAJOR INITIATIVES

The City's Strategic Plan. The City of Gainesville is committed to delivering high-quality and responsive services to all of our neighbors. To do the important work of building community, we have focused our actions around a strategic plan adopted by the City Commission on August 6, 2020. This strategic plan brings commonality and focus to our work with a unified vision, mission and a shared set of values. Additionally, our strategic plan identifies five specific goals and each of these goals has a series of prioritized action items. This action plan serves as the foundation for all of our budgetary and policy considerations. It also establishes the benchmarks and performance indicators that we will measure ourselves against. In measuring progress, celebrating successes, learning from failure and identifying the barriers to implementation, we are well on our way to operationalizing continual organizational improvement.

Our Goals:



This strategic plan will also help us reach our long term vision for the City where Gainesville balances an equitable community for all and a sustainable community for the future. In this vision, Gainesville is a world-class, life-long learning community, is a great place for neighbors to live and thrive and provides meaningful experiences for everyone that has a vibrant downtown, a strong, resilient economy and mobility for all neighbors.

Administering the ARPA Program. The City has worked to develop a spending plan for the American Rescue Plan Act of 2021 SLFRF allocation, with the latest spend plan including investments in an East Gainesville including an urgent care center as part of a large economic development initiative, affordable housing initiatives, home energy rehabilitation, public safety community violence interventions, aid to local nonprofit organizations, and homeless outreach.

ImagineGNV. As part of the adopted strategic plan and the stated goal of creating a more equitable community, Gainesville is rethinking its social and economic infrastructure in a comprehensive way as it updates its comprehensive plan. The City of Gainesville will partner with communities historically left out of the planning process to identify how current policies and actions reinforce racial inequity. The new comprehensive plan, ImagineGNV, will guide decisions about important investments over the next ten years. The plan will include goals, policies, and plans for: housing, improvements of buildings, infrastructure, and other capital assets, conservation of natural and agricultural resources, cultural affairs, future land use, historic preservation, intergovernmental coordination, potable water/wastewater management, public school facilities, recreation, solid waste, stormwater management, and transportation mobility.

AWARDS AND ACKNOWLEDGMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Gainesville for its annual comprehensive financial report for the fiscal year ended September 30, 2020. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized annual comprehensive financial report, whose contents conform to program standards. Such an annual comprehensive financial report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Gainesville has received a Certificate of Achievement since 1951. We believe our current report continues to conform to the Certificate of Achievement program requirements.

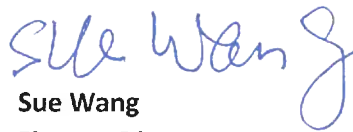
Additionally, the City received the Government Finance Officers Association's Award for Distinguished Budget Presentation for its biennial budget for the period started October 1, 2022. The City of Gainesville has received this award consecutively since the fiscal year beginning October 1, 1984. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories including policy documentation, financial planning and organization.

The preparation of the Annual Comprehensive Financial Report was made possible by the dedicated service of the entire staff of the Department of Financial Services as well as various City departments and external partners. Additionally, credit should be given to the Mayor and City Commissioners for their policy initiatives, interest, and continued support.

Respectfully submitted,



Cynthia W. Curry
Interim City Manager



Sue Wang
Finance Director



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Gainesville
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

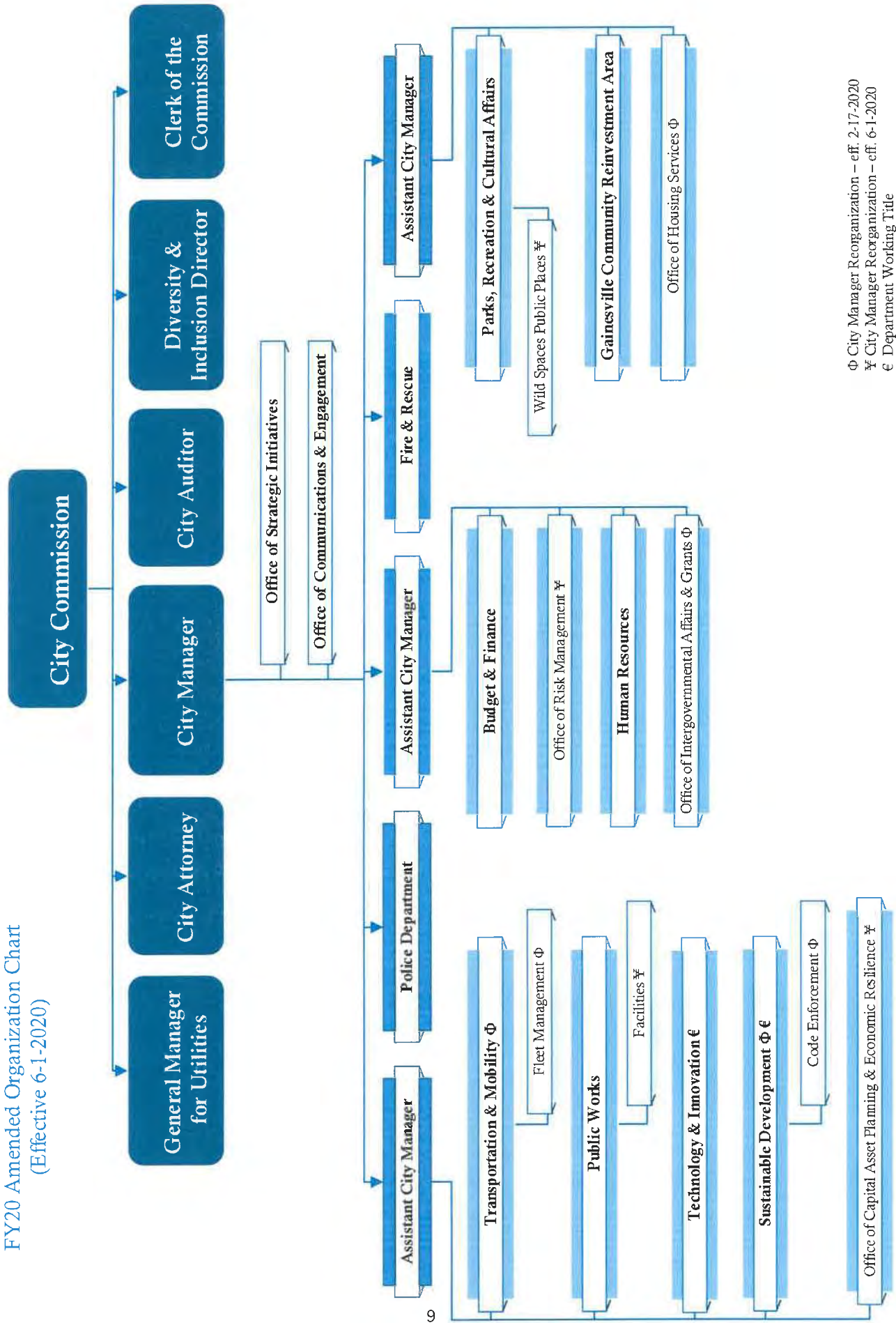
September 30, 2020

Christopher P. Morill

Executive Director/CEO

City of Gainesville

FY20 Amended Organization Chart
(Effective 6-1-2020)



Φ City Manager Reorganization – eff. 2-17-2020
 ¥ City Manager Reorganization – eff. 6-1-2020
 € Department Working Title

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commissioners
City of Gainesville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and aggregate remaining fund information of the City of Gainesville, Florida, (the City), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Utility Fund, which is both a major fund and comprises 95 percent, 79 percent, and 91 percent, respectively, of the assets, net position, and revenues of the business-type activities. Those statements were audited by other auditors whose report has been furnished to us, and our opinions, insofar as they relate to the amounts included for the Utility Fund, are based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the

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Honorable Mayor and City Commissioners
City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof 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 the Management's Discussion and Analysis, Schedule of Revenues and Expenditures – Budget and Actual – General Fund, Notes to Schedule of Revenues and Expenditures – Budget and Actual – General Fund, Schedule of Changes in the Net Pension Liability and Related Ratios – Employees' Pension Plan, Schedule of Employer Contributions – Employees' Pension Plan, Schedule of Changes in Net Pension Liability – Police Officers' and Firefighters' Consolidated Retirement Plan, Schedule of Employer Contributions – Police Officers' and Firefighters' Consolidated Retirement Plan, Schedule of Annual Money-Weighted Rate of Return – Pension Plans, Schedule of Proportionate Share of the Net Pension Liability and Related Ratios – Florida Retirement System and Health Insurance Subsidy Program, Schedule of Employer Contributions – Florida Retirement System and Health Insurance Subsidy Program, Schedule of Changes in the Net OPEB Liability and Related Ratios – Other Postemployment Benefits, Schedule of Employer Contributions – Other Postemployment Benefits, and Schedule of Annual Money-Weighted Rate of Return – Other Postemployment Benefits on pages 5-16 and 124-138 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 and other auditors 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

Honorable Mayor and City Commissioners
City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, *Rules of the Auditor General*. The schedule of expenditures of federal awards and state financial assistance is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards and state financial assistance are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of federal awards and state financial assistance are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2022, on our consideration of the City'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. That report does not include the results of the other auditor's testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. 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 City'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 City's internal control over financial reporting and compliance.



December 6, 2022
Gainesville, Florida

Management's Discussion and Analysis

As management of the City of Gainesville (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial position, (d) identify any material deviations from the financial plan, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages vii-xii of this report, and the City's financial statements which begin on page 17.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the fiscal year ended September 30, 2021 by \$694,952,103 (net position). This is an increase of \$31,872,714, or 4.8% from fiscal year 2020.
- The City's total net position increased \$31,872,714 as a result of fiscal year 2021 operations.
- As of the close of the fiscal year, the City's governmental funds reported combined ending fund balances of \$252,947,587, an increase of \$14,317,087 over the prior year. Of the total ending fund balances, \$51,586,834 is available for spending at the City's discretion (committed, assigned and unassigned fund balances).
- At the end of the current fiscal year, the unassigned fund balance in the General Fund was \$23,798,721.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains 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 City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the net amount reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

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

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from

Management's Discussion and Analysis

other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, physical environment, transportation, economic environment, human services and culture and recreation. The business-type activities include electric generation, transmission and distribution, natural gas, water and wastewater, telecommunications, refuse collection, stormwater management, building code enforcement, and mass transit. The government-wide financial statements can be found on pages 17-19 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 City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

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

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

The City maintains seventy-four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund which is considered to be a major fund. Data from the other seventy-three governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report. The basic governmental fund financial statements can be found on pages 20-23 of this report.

Proprietary funds. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the utility fund, which is considered to be a major fund of the City. The City maintains two different types of proprietary funds, Enterprise and Internal Service.

Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains five enterprise funds to account for the following operations: utilities (including electric power generation,

Management's Discussion and Analysis

transmission and distribution, natural gas distribution, water and wastewater treatment, and telecommunications), refuse collection, stormwater management, building code enforcement, and mass transit.

Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City maintains three internal service funds to account for fleet management operations, general insurance, and employee health insurance programs. Since these services benefit governmental more than business-type functions, they have been included within *governmental activities* in the government-wide financial statements; however, in the government-wide financial statements, a certain portion of the net income of the internal service funds each year is reported in the business-type activities. This amount is allocated based on percentage of service charges.

Data from the other four proprietary funds are combined into a single, aggregated presentation. The three internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the nonmajor enterprise funds as well as for the internal service funds is provided in the form of combining statements elsewhere in this report. The basic proprietary fund financial statements can be found on pages 24-30 of this report.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The basic fiduciary fund financial statements can be found on pages 31-32 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 33-123 of this report.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's compliance with its General Fund budget and the City's progress in funding its obligation to provide pension and other post-employment benefits to its employees. Required supplementary information can be found on pages 124-138 of this report.

The combining statements referred to earlier in connection with nonmajor governmental and proprietary funds, and internal service funds are presented immediately following the required supplementary information. Combining and individual fund statements can be found on pages 139-176 and 220-233 of this report.

Government-Wide Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. The City's net position at fiscal year-end is \$694,952,104. The following table provides a detailed overview of the City's net position.

Management's Discussion and Analysis

Net Position for Fiscal Year 2021 (ended September 30, 2021)						
	Governmental Activities		Business-Type Activities		Total	
	FY21	FY20	FY21	FY20	FY21	FY20
Current and Other Assets	\$ 389,870,509	\$ 267,441,056	\$ 386,974,080	\$ 434,850,463	\$ 976,844,589	\$ 702,291,519
Capital Assets	260,122,199	265,392,282	1,964,180,355	1,964,946,618	2,224,302,554	2,230,339,000
Total Assets	649,992,708	532,833,438	2,551,154,435	2,399,797,081	3,201,147,143	2,932,630,519
Deferred outflows	7,166,309	26,683,359	84,307,211	764,804,361	91,473,520	991,487,720
Long-term liabilities	348,477,546	263,939,703	1,931,631,865	1,917,583,828	2,280,109,411	2,281,523,531
Other liabilities	59,646,905	22,594,444	80,742,087	78,946,819	140,388,992	101,541,263
Total liabilities	408,124,451	286,534,147	2,012,373,952	1,996,530,647	2,420,498,403	2,383,064,794
Deferred inflows	37,733,439	9,882,823	119,436,718	68,091,233	77,170,157	77,874,056
Net position:						
Net investment in capital assets	214,385,691	219,965,825	250,986,050	282,222,324	465,371,741	502,187,949
Restricted	54,659,462	46,097,158	146,684,233	86,837,857	201,343,695	132,935,015
Unrestricted (deficit)	177,744,026	(102,962,956)	105,980,693	30,919,381	28,236,667	17,958,425
Total net position	\$ 97,101,127	\$ 163,099,827	\$ 503,650,976	\$ 499,979,562	\$ 694,952,103	\$ 663,079,389

Approximately 66.9% of the City's net position reflects its investment in capital assets (e.g., land, utility plant and equipment, buildings, improvements, machinery and equipment, and infrastructure), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, \$201,343,695 or 29.0%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position*, \$28,236,667, may be used to meet the government's ongoing obligations to neighbors and creditors. The following table provides a detailed overview of the City's change in net position fiscal year over fiscal year.

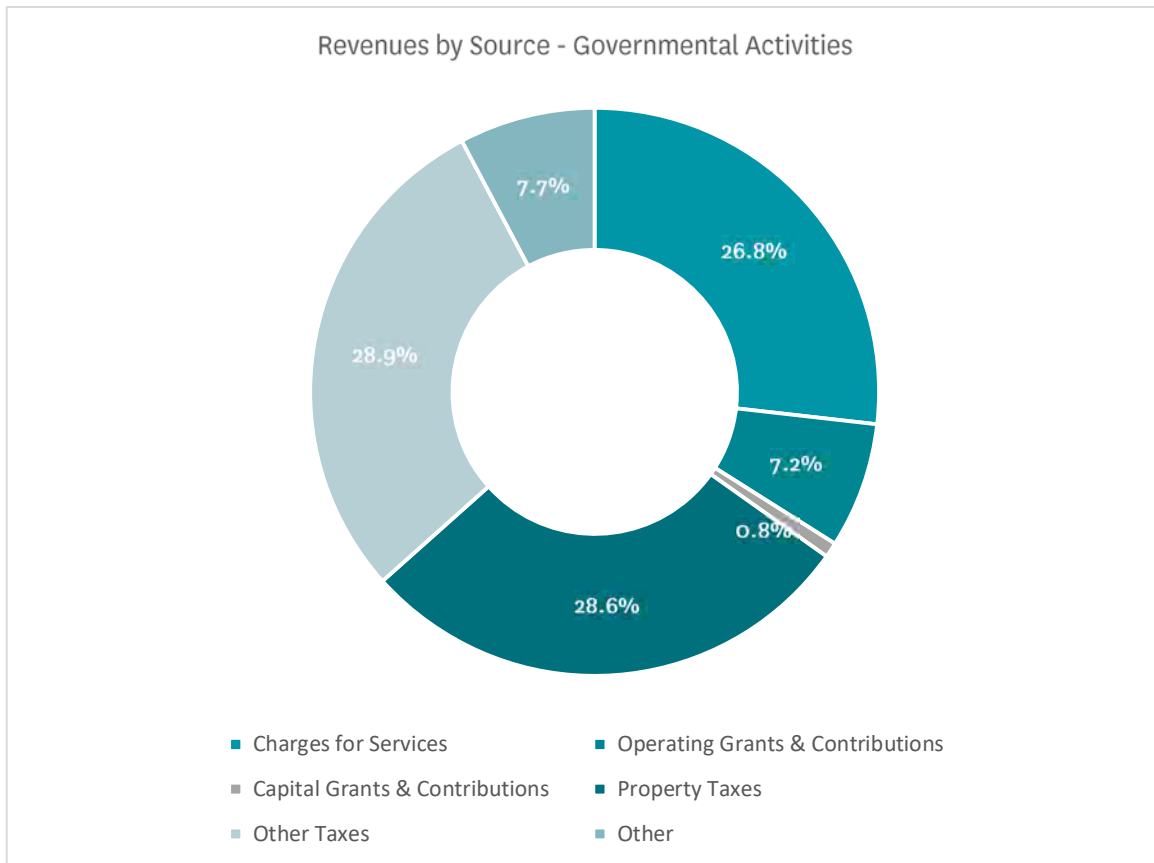
Management's Discussion and Analysis

Changes in Net Position for the Fiscal Year Ended September 30, 2021							
	Governmental Activities		Business-Type Activities		Total		
	FY 2021	FY 2020	FY 2021	FY 2020	FY 2021	FY 2020	
Revenues:							
Program revenues:							
Charges for Services	\$ 36,548,286	\$ 28,862,438	\$ 452,027,094	\$ 429,917,895	\$ 488,575,380	\$ 458,780,333	
Operating Grants and Contributions	9,746,460	13,240,004	22,834,988	8,372,896	32,581,448	21,612,900	
Capital Grants and Contributions	1,149,563	-	4,686,013	7,638,795	5,835,576	7,638,795	
General revenues:							
Property Taxes	38,926,311	36,693,311	-	-	38,926,311	36,693,311	
Other Taxes	29,327,335	34,677,577	-	-	29,327,335	34,677,577	
State Revenue Sharing	5,482,673	4,691,438	-	-	5,482,673	4,691,438	
Investment Gain (Loss)	1,069,501	743,962	3,265,018	3,111,544	7,334,519	3,855,506	
Other Revenues	3,976,544	4,825,168	2,088,880	2,087,628	6,065,424	5,912,796	
Total revenues	136,226,673	123,733,898	487,901,993	451,128,758	624,128,666	574,862,656	
Expenses:							
General Government	33,401,384	24,762,040	-	-	33,401,384	24,762,040	
Public Safety	57,252,077	74,628,943	-	-	57,252,077	74,628,943	
Physical Environment	1,172,294	1,139,174	-	-	1,172,294	1,139,174	
Transportation	21,557,051	21,368,976	-	-	21,557,051	21,368,976	
Economic Environment	5,839,989	5,794,736	-	-	5,839,989	5,794,736	
Human Services	2,010,455	2,324,413	-	-	2,010,455	2,324,413	
Culture & Recreation	13,748,546	14,609,745	-	-	13,748,546	14,609,745	
Interest on Long-Term Debt	12,974,815	8,082,573	-	-	12,974,815	8,082,573	
Electric	-	-	281,224,138	263,210,539	281,224,138	263,210,539	
Gas	-	-	23,259,945	19,169,278	23,259,945	19,169,278	
Water	-	-	32,894,784	34,827,176	32,894,784	34,827,176	
Wastewater	-	-	41,930,458	42,514,875	41,930,458	42,514,875	
GRUCom	-	-	15,420,363	14,734,804	15,420,363	14,734,804	
Regional Transit System	-	-	29,470,397	30,292,140	29,470,397	30,292,140	
Stormwater Management	-	-	3,814,470	3,940,956	3,814,470	3,940,956	
Florida Building Code Enforcement	-	-	3,223,568	3,136,150	3,223,568	3,136,150	
Solid Waste	-	-	8,061,218	3,795,609	8,061,218	3,795,609	
Total expenses	147,956,611	152,709,900	444,299,341	425,621,527	392,255,952	378,331,427	
Changes in net position before transfers	111,729,938	(28,976,002)	43,602,652	25,507,231	118,772,714	(3,468,771)	
Transfers	39,931,238	38,953,078	(39,931,238)	(38,953,078)	-	-	
Change in net position	28,201,500	9,977,076	3,671,414	(13,445,847)	118,772,714	(3,468,771)	
Net position - beginning, as previously reported	(63,099,927)	147,369,672	499,979,562	518,065,187	363,079,389	665,434,859	
Restatement	-	(4,753,079)	-	(4,639,778)	-	(1,113,301)	
Net position - beginning, restated	(63,099,927)	153,122,751	499,979,562	513,425,409	363,079,389	666,548,160	
Net position - ending	\$ 91,301,127	\$ 63,099,827	\$ 303,650,976	\$ 499,979,562	\$ 684,952,103	\$ 663,079,389	

Governmental Activities.

- Property tax revenue increased by \$2,233,000, or 6.1% which equates to the expected FY 2021 value provided by the Alachua County Property Appraisers office. As shown in the following chart, for fiscal year 2021, Property Tax Revenue made up 28.6% of Governmental Activity Revenue. Other taxes, such as Utility taxes, made up 28.9% of revenues followed by Charges for Services at 26.8%.

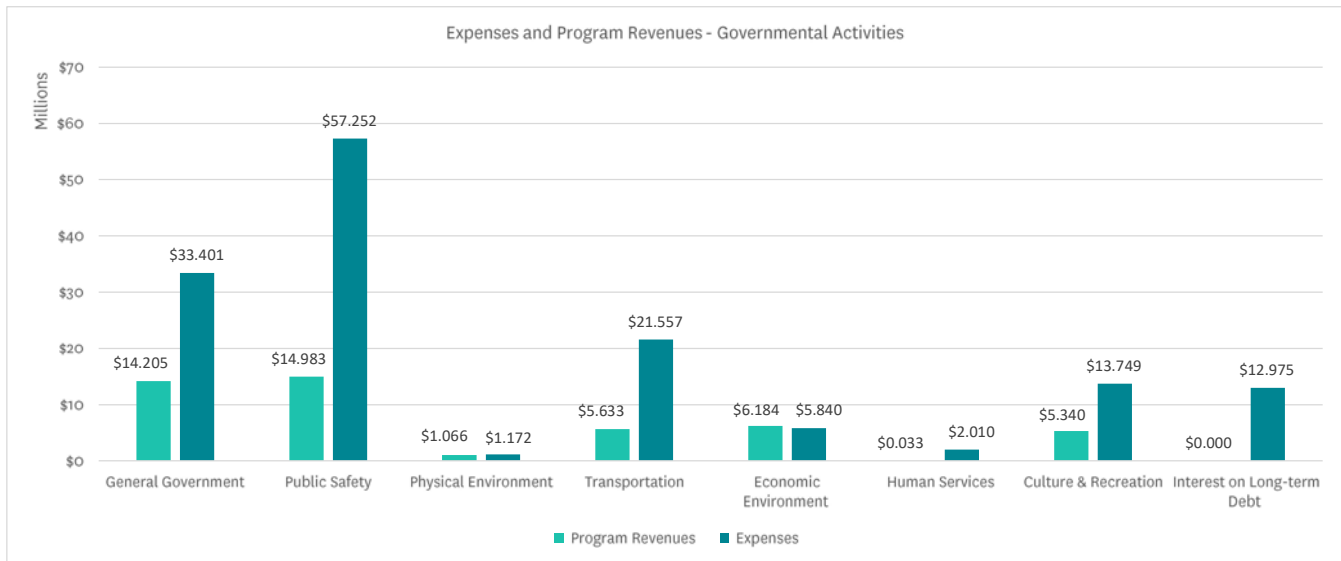
Management's Discussion and Analysis



- Operating grants and contribution revenue decreased by \$3,493,544, a 26.4% decrease over the prior year. Capital grants and contribution revenue went up by \$1,149,563 in current year. These changes are due to the timing of when grants and contributions were received.
- Revenues from Investment gains saw an increase of \$325,538 or 43.8%, which was offset by a decrease in Other Revenues of \$848,623 or 17.6%.
- Public safety expenses decreased from prior year by \$17,376,866 or 23.3%. This was mainly due to decrease in pension expense, driven by issuance of Pension Obligation Bonds last year and significant investment gains in the current year.
- General government expenses increased from prior fiscal year by \$8,639,344 or 34.89%. This was due to recalculation of the 2020 pension obligation bonds share among funds, and allocation reclassification with the internal service funds.
- Human Services expenses decreased by \$313,858 or 13.5%, mostly due to more pandemic related assistance to neighbors in FY20.

As shown in the following table, and consistent with prior years expenditure trends, fiscal year 2021 expenses were primarily driven by public safety expenses; comprising 36.5% of Governmental Activity expenses.

Management's Discussion and Analysis



Business-Type Activities.

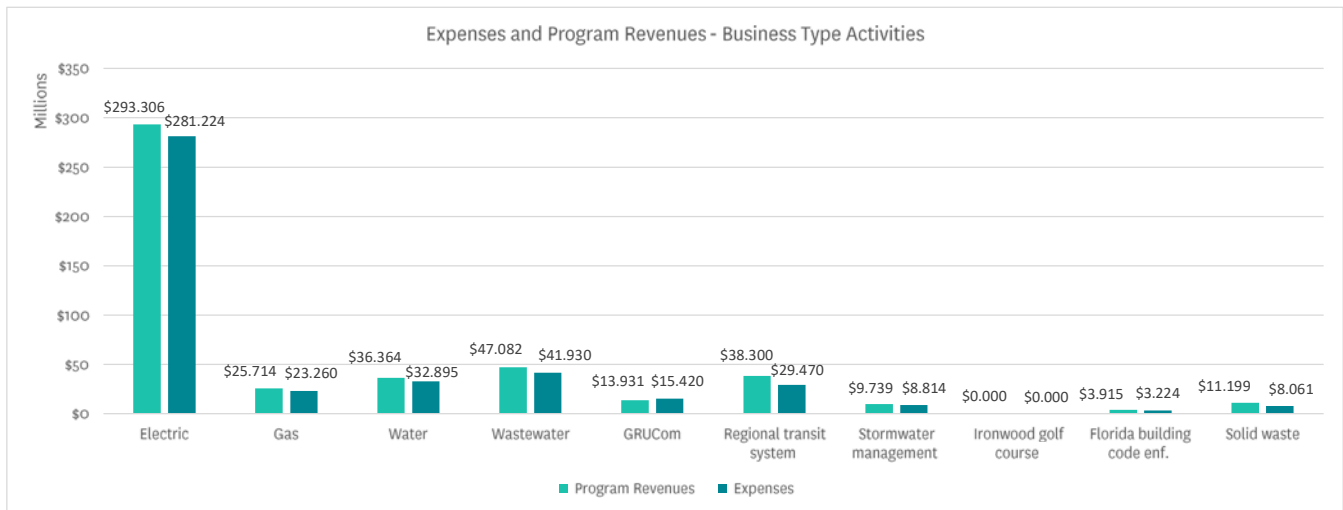
Business-type activities for the City include the Gainesville Regional Utility, the Regional Transit System, Stormwater Management, Florida Building Code Enforcement and Solid Waste Management. The Gainesville Regional Utility ("Utility") drives the majority of the City's Business type activities.

- Gross utility plant in service (before accumulated depreciation) increased \$47.4 million, or 1.6%, in fiscal year 2021 due primarily to the completion of electric, water and wastewater capital projects.
- Long-term utility debt, including the current portion, increased \$68.7 million, or 4.1%, in fiscal year 2021, from the issuance of \$95.8 million in utilities system revenue bonds, offset by scheduled principal payments.
- The Utility is completing remediation efforts at a former manufactured gas plant site. The costs incurred to date total \$28.3 million, and the Utility estimates that total project costs will be approximately \$29.1 million. The Utility accrued a regulatory asset and liability to account for the cost and cost recovery of the expense, which is being recognized as customer revenues are received.
- Sales and service charges increased \$29.1 million or 7.9% in fiscal year 2021. This increase is primarily due to the result of increases in the fuel adjustment revenue, interchange sales and trunking radio services.
- Operating expenses increased \$19.4 million or 6.2% in fiscal year 2021. This increase is due primarily to an increase in fuel expenses mainly in the form of extremely high natural gas prices during 2021. The increased demand because of the winter storm in February, coupled with the decrease in supply from pipeline freezes as well as the impacts of hurricane Ida on oil rigs in the Gulf of Mexico contributed to the high gas prices throughout most of 2021.
- The transfer to rate stabilization was \$7.7 million in fiscal year 2021.
- The number of customers for electric services increased 1.8%, water and wastewater services increased 0.8%, and gas services increased 1.3% in fiscal year 2021.

Management's Discussion and Analysis

For fiscal year 2022, the Utility implemented increases in the revenue requirement of 7% for the electric system and 5% for the wastewater system.

As shown in the following table, electric related revenues and expenses dominate business type activity expenditures and revenues, making up 61.2% and 63.3% of these categories respectively in fiscal year 2021.



Financial Analysis of the Government's Funds

The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of the City's net resources available for spending at the end of a fiscal year.

For fiscal year 2021, the City's governmental funds reported combined ending fund balances of \$252,947,588, an increase of \$14,317,088 in comparison with the prior year combined ending fund balance. Majority of the increase was due to tax revenue increase and expenditure savings. Approximately 56.2% or \$142,176,464 of this total amount constitutes non-spendable fund balance, which are amounts that are not in spendable form, primarily constituted of long-term receivables. An additional 23.4% or \$59,184,289 is restricted, indicating that funds can only be spent for specific purposes stipulated by external entities. Approximately 11.7% (\$9,620,573 and \$19,998,441, respectively) is committed and assigned for spending at the government's discretion. The remaining 8.7% or \$21,967,820 of fund balance is unassigned to indicate that it has no internal or external restrictions or commitments.

The General Fund is the chief operating fund of the City. At the end of fiscal year 2021, there was \$23,798,721 in unassigned fund balance, with a total fund balance of \$35,948,269. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund

Management's Discussion and Analysis

expenditures. Unassigned fund balance is 17.4% of total expenditures and transfers out, while total fund balance represents 26.3% of that same amount. The fund balance of the City's general fund increased \$10,156,277 during the current fiscal year. The fiscal year 2021 original budget anticipated a fund balance increase of \$20,889. The general fund experienced a positive revenue variance of just over \$3,549,024 and departmental budgetary savings of \$18,025,491 compared to the final budget. General government, transportation and Culture and Recreation all ended with a positive variance in expenditures for the year of at least 10%. Economic Environment had a negative budget variance of \$799,105 or 67.3%.

At the end of fiscal year 2021, the Special Revenue Funds have a total fund balance of \$41,358,352, which represents an increase of \$7,680,567 from last year's balance. The increase in the special revenue funds total is primarily driven by the development activities in the City and budgeted expenditures not incurred as planned.

At the end of fiscal year 2021, the Debt Service Funds have a total fund balance of \$135,354,920, a decrease of \$6,486,173. Fund balance in the capital projects funds increased by \$2,966,417 to end the fiscal year at \$40,286,047.

General Fund Budget Highlights. The fiscal year 2021 actual revenue was \$101,199,979, an increase of \$3,593,614 over the adopted budget. The fiscal year 2021 actual expenditure of \$108,622,832 is \$9,395,139 below the original adopted budget of \$118,017,971. Budget amendments processed during fiscal year 2021 were routine.

The overall revenue variance between the final budget and actual results for the general fund was 3.63%. Intergovernmental revenue had the largest positive variance of \$5,067,413 or 42.73%, and miscellaneous revenue had the largest negative variance to budget of \$1,714,954 or 64.1%.

Due to regular budget monitoring, most departments ended the fiscal year with expenditures below budgeted amounts. General Government, Public Safety, Transportation, and Culture and Recreation all ended the year with positive variances to budget. Only Economic Environment ended the year with a negative variance to budget, with the percentage variance at 67.3%.

Capital Asset and Debt Administration. The City's investment in capital assets for its governmental and business type activities as of September 30, 2021 totals \$2,224,302,554 (net of accumulated depreciation). The investment in capital assets includes land, buildings, improvements, machinery and equipment, utility plant and equipment, infrastructure, roads, bike paths and sidewalks.

Capital Assets for Fiscal Year 2021 (period ended September 30, 2021)						
	Governmental Activities		Business-Type Activities		Total	
	FY 2021	FY 2020	FY 2021	FY 2020	FY 2021	FY 2020
Land	\$ 36,753,429	\$ 36,565,003	\$ 8,864,610	\$ 8,864,610	\$ 45,618,039	\$ 45,429,613
Utility Plant & Equipment	-	-	1,730,997,681	1,768,621,635	1,730,997,681	1,768,621,635
Buildings	30,790,485	53,119,084	34,681,994	35,817,016	\$5,472,479	\$8,936,100
Improvements	19,572,668	13,009,730	1,235,513	1,526,348	21,808,181	\$5,536,078
Machinery & Equipment	16,667,860	7,702,949	25,136,093	15,641,146	41,803,953	23,344,095
Infrastructure	127,612,927	133,157,644	28,554,838	29,965,485	\$5,162,765	163,123,129
Construction in Progress	\$ 724,830	11,837,872	33,709,626	103,510,378	143,434,456	115,348,250
Total Assets, Net	\$ 260,122,199	\$ 265,392,382	\$ 1,964,180,355	\$ 1,964,946,618	\$ 2,224,302,554	\$ 2,230,339,000

Management's Discussion and Analysis

Major capital asset events during the fiscal year include:

- Electric generation capital expenditures were \$33.8 million for fiscal year 2021. These expenditures included \$2.5 million for DHR, \$8.7 million for the Deerhaven Generating Station (DH) and \$22.3 million for the John R Kelly Generating Station.
- Electric transmission and distribution expansion and capital replacements were \$17.8 million in fiscal year 2021 of which approximately \$2.6 million was spent on underground system improvements.
- Water capital expenditures were \$11.4 million in fiscal year 2021 with \$4.8 million for supply, pumping, and treatment facilities and \$6.6 million for transmission and distribution.
- Wastewater capital expenditures were \$20.5 million in 2021. This included \$8.8 million spent on treatment plant improvements and \$11.8 million in collection improvements.
- Gas distribution expansion expenditures were \$3.6 million in fiscal year 2021. This expansion included expenditures of \$728 thousand in gas distribution mains and \$2.8 million in residential gas services.
- Telecommunication fiber and electronics expansion expenditures were \$216 thousand in fiscal year 2021 which included fiber and related infrastructure installation and electronics upgrades.
- Transition to the new Enterprise Resource Planning software, Workday, was put on hold for the majority of fiscal year 2021. The go-live date was achieved in July 2021.

Additional information on the City's capital assets can be found in Note 8 on pages 69-70 of this report.

Bonded Debt. At the end of fiscal year 2021, the City had total bonded debt outstanding of \$2,080,215,690. This entire amount represents bonds secured solely by specified revenue sources (i.e., revenue bonds and notes) and excludes issuance premiums and discounts.

	Outstanding Bonded Debt		
	Governmental Activities	Business-Type Activities	Total
Pension Obligation Bonds	\$ 289,192,990	\$ -	\$ 289,192,990
Revenue Bonds and Notes	54,798,784	1,736,851,487	1,791,650,271
Total Debt, Net	\$ 343,991,774	\$ 1,736,851,487	\$ 2,080,843,261

The City's total bonded debt increased by approximately \$66.7 million or 3.3% during fiscal year 2021 primarily due to the Utility's issuance of Utilities System Revenue Bonds, 2021 Series A in August 2021 and scheduled principal payments.

The City is proud to maintain investment grade ratings: Aa2 from Moody's Investor Service and AA from Fitch Ratings, both with a stable outlook. The Utility has ratings of A, Aa3, and A+ with Standard and Poor's, Moody's Investor Service, and Fitch Ratings, respectively, for utility system revenue bonds. The Utility has ratings of P-1, A-1, and F1+ with Moody's Investors Service, Standard & Poor's, and Fitch Ratings, respectively, for commercial paper notes.

Additional information on the City's long-term debt can be found in Note 13 on pages 95-113 of this report.

Management's Discussion and Analysis

Currently Known Facts or Conditions that may have a Significant Effect on the City's Financial Condition.

General Government:

- Although the City has not yet experienced any major impacts with regards to revenue loss or higher than expected expenditures due to the COVID-19 pandemic, the Financial Services Department continues to diligently monitor revenue and expenditure trends in order to identify potential issues early.

The Utility:

- Legislation and regulation at the federal level has been proposed to mandate the use of renewable energy and to constrain the emission of greenhouse gases. The Utility's institution of a solar feed-in-tariff, a solar purchased power agreement and purchase of a 102.5 megawatt biomass fueled power plant will hedge against these uncertainties.
- The Utility's long-term energy supply strategy is to provide safe, reliable, cost-effective power while meeting regulatory requirements. The Utility has a diverse portfolio of generation including renewable energy. The City Commission has directed the Utility to achieve a net-zero carbon generation portfolio. Based on the most recent forecasts, the Utility has adequate reserves of generating capacity to meet forecasted loads plus maintaining the regulatory required reserve margin through 2022. This forecast incorporates new population forecasts and changed economic circumstances.

Economic Factors and Next Year's Budgets and Rates. Some of the significant factors considered in preparing the General Government's fiscal year 2022 budget were:

- Property tax is the largest single General Fund revenue source accounting for 30% of General Fund Revenue. The taxable valuation for the City of Gainesville for tax year 2021, for which the fiscal year 2022 Adopted Budget is based on, was \$8,132,378,247 and represents a 6.6% increase over the tax year 2020 tax valuation. New construction assessed value for tax year 2021 totaled \$286,637,476, a significant increase over the new construction valuation of \$81 million over tax year 2020.
- The fiscal year 2022 Adopted Budget reflects a millage rate of 5.5000, an increase over the fiscal year 2021 millage rate of 5.2974. The increase in property values combined with a millage rate increase is estimated to generate an additional \$4.3 million in property tax revenue in fiscal year 2022.
- The transfer to the General Fund from the Utility (also referred to as the "General Fund Transfer") accounts for approximately 25% of General Fund revenues. The last General Fund Transfer formula expired in fiscal year 2020 and included an annual growth factor of 1.5% per year. During the fiscal year 2021 budget process the City Commission voted to remove this growth factor and to keep the transfer flat at \$38,283,000 with further direction to develop a transfer formula for future budget years. The fiscal year 2022 Adopted Budget reflects the first multi-year reduction in the transfer as directed by the City Commission during the budget development process. The General Fund Transfer for fiscal year 2022 is budgeted at \$36,283,000 and will reduce by \$2 million every fiscal year through fiscal year 2027. The City is still reviewing options for a transfer formula.

Management's Discussion and Analysis

- Utility tax revenues are generated through taxes levied on electric, water and natural gas utility customers who reside within City limits. On June 7, 2021, the City Commission approved rate increases for electric, water, wastewater, and gas effective the fiscal year 2022 and will generate an estimated \$400,000 in additional revenue during fiscal year 2022.
- Half cent sales tax and state revenue sharing are both funded from the sales taxes collected by the State then allocated to local governments on a formula basis. Half cent sales tax revenue is based on taxes collected within Alachua County while state revenue sharing is based on taxes collected state-wide. While there was a minor reduction in these revenues in fiscal year 2021, the fiscal year 2022 adopted budget reflects a robust rebound as the economic conditions continue to improve.
- On March 10, 2021, the House of Representatives approved a Senate-amended version of President Biden's \$1.9 trillion COVID-19 relief package - the American Rescue Plan. The package includes \$350 billion in aid for state and local governments, along with additional funding for other areas like education, rental assistance and transit. The President signed the bill into law on March 11, 2021. The American Rescue Plan Act of 2021 through the Coronavirus State and Local Fiscal Recovery Funds program, provides \$350 billion in additional funding for state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 public health emergency. The City of Gainesville was awarded \$32,408,804.00. During fiscal year 2022, the City Commission will be developing a spend plan for the award.

Utility highlights for the fiscal year 2022 budget are as follows:

- The primary factors currently affecting the utility industry include environmental regulations, Operating, Planning and Critical Infrastructure Protection Standards promulgated by North American Electric Reliability Corporation under Federal Energy Regulatory Commission jurisdiction, and the increasing strategic and price differences among various types of fuels. No state or federal legislation is pending or proposed at this time for retail competition in Florida.
- The Utility and its operations are subject to federal, state, and local statutory and regulatory requirements with respect to the siting and licensing of facilities, safety and security, air and water quality, land use, and other environmental factors.

Requests for Information

This financial report is designed to provide a general overview of the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 200 East University Avenue, Gainesville, Florida, 32601.

Basic Financial Statements

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

	Primary Government		
	Governmental Activities	Business- Type Activities	Total
Assets			
Cash and Cash Equivalents	\$ 1,551,206	\$ 26,843,459	\$ 28,394,665
Equity in Pooled Cash and Investments	183,835,259	18,615,434	202,450,693
Receivables, Net	7,060,014	77,215,774	84,275,788
Internal Balances	129,789,028	(129,789,028)	-
Inventories	390,258	22,771,156	23,161,414
Fuel and Gas Purchased Gas Adjustment	-	12,676,092	12,676,092
Prepays	1,016,235	181	1,016,416
Other Assets and Regulatory Assets	-	1,735,236	1,735,236
Assets Held for Evidence	670,492	-	670,492
Fair Value of Hedging			
Derivative Instruments	808,796	-	808,796
Restricted Assets:			
Cash and Investments	-	336,848,500	336,848,500
Net Pension Asset	61,572,677	53,630,529	115,203,206
Net OPEB Asset	3,176,544	4,388,486	7,565,030
Other Noncurrent Assets	-	162,038,261	162,038,261
Capital Assets (Net of Accumulated Depreciation):			
Utility Plant and Equipment	-	1,730,997,681	1,730,997,681
Buildings	50,790,485	34,681,994	85,472,479
Improvements Other than Buildings	19,572,668	2,235,513	21,808,181
Machinery and Equipment	16,667,860	25,136,093	41,803,953
Infrastructure	127,612,927	28,554,838	156,167,765
Capital Assets (not Depreciated):			
Land	36,753,429	8,864,610	45,618,039
Construction in Progress	8,724,830	133,709,626	142,434,456
Total Assets	649,992,708	2,551,154,435	3,201,147,143
Deferred Outflows of Resources			
Unamortized Loss on Refunding of Bonds	1,133,663	9,854,061	10,987,724
Accumulated Decrease in Fair Value of Hedging Derivatives	-	67,932,403	67,932,403
Deferred Amounts Related to Pensions	5,192,647	5,360,272	10,552,919
Deferred Amounts Related to OPEB	839,999	1,160,475	2,000,474
Total Deferred Outflows of Resources	7,166,309	84,307,211	91,473,520

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021
(Concluded)

	Primary Government		
	Governmental	Business-	
	Activities	Type	
		Activities	Total
Liabilities			
Accounts Payable	\$ 36,943,954	\$ 31,074,857	\$ 68,018,811
Unearned Revenue	16,204,402	693,517	16,897,919
Other Liabilities and Regulatory Liabilities	-	1,197,440	1,197,440
Liabilities Payable from Restricted Assets:			
Utility Deposits	-	8,406,491	8,406,491
Accrued Interest Payable	6,498,548	32,517,758	39,016,306
Other Liabilities Payable from			
Restricted Assets	-	6,852,024	6,852,024
Long-Term Debt due Within One Year	15,414,674	26,224,523	41,639,197
Long-Term Liabilities due in More than One Year:			
Long-Term Debt due in More than One Year	332,789,289	1,828,849,212	2,161,638,501
Net Pension Liability - FRS	273,584	-	273,584
Other Noncurrent Liabilities	-	7,492,466	7,492,466
Fair Value of Derivative Instruments	-	69,065,664	69,065,664
Total Liabilities	408,124,451	2,012,373,952	2,420,498,403
Deferred Inflows of Resources			
Accumulated Increase in Fair Value of			
Hedging Derivatives	808,796	-	808,796
Rate Stabilization	-	65,812,817	65,812,817
Business Taxes not Yet Earned	630,106	-	630,106
Deferred Amounts Related to Pensions	50,002,929	44,931,929	94,934,858
Deferred Amounts Related to OPEB	6,291,608	8,691,972	14,983,580
Total Deferred Inflows of Resources	57,733,439	119,436,718	177,170,157
Net Position			
Net Investment in Capital Assets	214,385,691	250,986,050	465,371,741
Restricted for:			
Debt Service	-	25,894,204	25,894,204
Capital Projects	3,990,280	-	3,990,280
Utility Plant Improvement	-	112,624,747	112,624,747
Community Redevelopment	19,601,014	-	19,601,014
Recreation and Land Conservation	19,982,298	-	19,982,298
Federal and State Grants	1,251,577	-	1,251,577
Public Safety	1,109,157	-	1,109,157
Cemetery Care	1,809,312	-	1,809,312
Transportation	6,915,824	-	6,915,824
Building Code Enforcement	-	3,396,858	3,396,858
Other	-	4,768,424	4,768,424
Unrestricted	(77,744,026)	105,980,693	28,236,667
Total Net Position	\$ 191,301,127	\$ 503,650,976	\$ 694,952,103

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Functions/Programs	PROGRAM REVENUES			NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government	
					Governmental Activities	Business-Type Activities
Primary Government						
Governmental Activities:						
General Government	\$ 33,401,384	\$ 13,950,858	\$ 253,850	-	\$ (19,196,676)	\$ -
Public Safety	57,252,077	12,868,168	2,114,894	-	(42,269,015)	-
Physical Environment	1,172,294	1,030,422	27,563	8,487	(105,822)	-
Transportation	21,557,051	3,209,963	1,407,036	1,016,076	(15,923,976)	-
Economic Environment	5,839,989	329,409	5,854,631	-	344,051	-
Human Services	2,010,455	-	32,971	-	(1,977,484)	-
Culture and Recreation	13,748,546	5,159,466	55,515	125,000	(8,408,565)	-
Interest on Long-Term Debt	12,974,815	-	-	-	(12,974,815)	-
Total Governmental Activities	147,956,611	36,548,286	9,746,460	1,149,563	(100,512,302)	-
Business-Type Activities:						
Electric	281,224,138	293,306,230	-	-	-	12,082,092
Gas	23,259,945	25,713,681	-	-	-	2,453,736
Water	32,894,784	34,422,192	-	1,941,314	-	3,468,722
Wastewater	41,930,458	44,813,860	-	2,268,097	-	5,151,499
GRUCom	15,420,363	13,930,791	-	-	-	(1,489,572)
Regional Transit System	29,470,397	15,464,562	22,834,988	-	-	8,829,153
Stormwater Management	8,814,470	9,577,462	-	161,545	-	924,537
Florida Building Code Enforcement	3,223,568	3,914,872	-	-	-	691,304
Solid Waste	8,061,218	10,883,444	-	315,057	-	3,137,283
Total Business-Type Activities	444,299,341	452,027,094	22,834,988	4,686,013	-	35,248,754
Total Primary Government	592,255,952	488,575,380	32,581,448	5,835,576	(100,512,302)	(65,263,548)
General Revenues						
Property Taxes					38,926,311	-
Utility Taxes					14,247,590	-
Communications Services Tax					3,516,691	-
Local Option Gas Tax					3,193,365	2,088,880
Half-Cent Sales Tax					9,331,556	-
Discretionary Sales Tax					9,038,133	-
State Revenue Sharing					5,482,673	-
Occupational Licenses					1,143,210	-
Gain on Sale of Capital Assets					752,666	-
Miscellaneous					2,080,668	-
Investment Gain					1,069,501	6,265,018
Transfers					39,931,238	(39,931,238)
Total General Revenues and Transfers					128,713,602	(31,577,340)
Change in Net Position					28,201,300	3,671,414
Net Position - Beginning of Year					163,099,827	499,979,562
Net Position - End of Year					\$ 191,301,127	\$ 503,650,976

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

CITY OF GAINESVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021

	General	Other Governmental Funds	Total Governmental Funds
Assets			
Cash and Cash Equivalents	\$ 3,400	\$ 3,000	\$ 6,400
Equity in Pooled Cash and Investments	34,878,249	118,591,212	153,469,461
Receivables	2,699,945	4,357,657	7,057,602
Due from Other Funds	23,418,818	77,315	23,496,133
Advances to Other Funds	-	134,179,041	134,179,041
Assets Held for Evidence	-	670,492	670,492
Inventories	34,758	-	34,758
Prepays	7,659	12	7,671
Total Assets	<u>61,042,829</u>	<u>257,878,729</u>	<u>318,921,558</u>
Liabilities			
Accounts Payable and Accrued Liabilities	23,037,111	3,821,455	26,858,566
Accrued Interest Payable	-	6,372,862	6,372,862
Due to Other Funds	1,427,343	4,440,707	5,868,050
Unearned Revenues	-	16,204,402	16,204,402
Bonds and Notes Payable	-	9,964,789	9,964,789
Advances from Other Funds	-	-	-
Total Liabilities	<u>24,464,454</u>	<u>40,804,215</u>	<u>65,268,669</u>
Deferred Inflows of Resources			
Business Taxes not Yet Earned	630,106	-	630,106
Unavailable Revenue	-	75,196	75,196
Total Deferred Inflows of Resources	<u>630,106</u>	<u>75,196</u>	<u>705,302</u>
Fund Balances			
Nonspendable	7,042,417	135,134,047	142,176,464
Restricted	-	59,184,289	59,184,289
Committed	-	9,620,573	9,620,573
Assigned	5,107,131	14,891,310	19,998,441
Unassigned	23,798,721	(1,830,901)	21,967,820
Total Fund Balances	<u>35,948,269</u>	<u>216,999,318</u>	<u>252,947,587</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 61,042,829</u>	<u>\$ 257,878,729</u>	<u>\$ 318,921,558</u>

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

CITY OF GAINESVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

Total Fund Balances: Governmental Funds Balance Sheet		\$ 252,947,587
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is \$470,077,148 and the accumulated depreciation is \$227,297,259. This excludes internal service fund capital assets which are included in the internal service fund adjustment below.		242,779,889
Long-term liabilities, including compensated absences, are not due and payable in the current period and, therefore, are not reported in the fund financial statements, except when resources have been accumulated in the debt service funds during the current year for payment of principal and interest due one day after the end of the fiscal year. Long-term liabilities of internal service funds are included in the internal service fund adjustment below. Other governmental long-term liabilities at year-end consist of:		
Bonds and Promissory Notes Payable (Excluding \$9,964,790 Reported in Funds)	\$ (333,399,412)	
Compensated Absences	(4,038,488)	
Net Pension Liability	(273,584)	
Net Pension Asset	60,019,779	
Net OPEB Asset	<u>3,029,353</u>	(274,662,352)
Deferred outflows and inflows of resources are not available in the current period and, therefore, are not reported in the governmental funds. Deferred outflows and inflows of resources at year-end consist of:		
Deferred Outflow Amount on Debt Refunding	1,133,663	
Deferred Outflow Amount on Pension Liabilities	5,037,437	
Deferred Inflow Amount on Pension Liabilities	(48,701,902)	
Deferred Outflow Amount on OPEB Liabilities	801,076	
Deferred Inflow Amount on OPEB Liabilities	<u>(6,000,075)</u>	(47,729,801)
Governmental funds do not report a liability for accrued interest until it is due and payable, except when resources have been accumulated in the debt service funds during the current year for payment of principal and interest due one day after the end of the fiscal year. This is the amount of interest accrued in the statement of net position, excluding \$6,372,862 reported in debt service funds.		(125,686)
In fund financial statements, governmental fund types recognize discounts and premiums during the current period as other financing sources and uses. In the government-wide statements, discounts and premiums are applied against bonds payable.		
Premiums		(627,571)
Unavailable revenue is deferred in governmental funds but not in the government-wide financial statements.		75,196
Internal service funds are used by management to charge the costs of fleet management, general insurance, employees health insurance, and retirees health insurance. The assets and liabilities of the internal service funds, including net capital assets of \$17,342,310, compensated absences liabilities of \$173,701, deferred outflows related to pension of \$155,210, deferred inflows related to pensions of \$1,301,027, net pension asset of \$1,552,898, deferred outflows related to OPEB of \$38,923, deferred inflows related to OPEB of \$291,533, and net OPEB asset of \$147,191 are included in governmental activities in the statement of net position.		<u>18,643,865</u>
Net Position of Governmental Activities		<u><u>\$ 191,301,127</u></u>

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	General	Other Governmental Funds	Total Governmental Funds
Revenues			
Taxes	\$ 58,765,059	\$ 11,300,241	\$ 70,065,300
Permits, Fees and Special Assessments	9,442,280	-	9,442,280
Intergovernmental	18,141,506	10,943,033	29,084,539
Charges for Services	14,133,077	7,645,354	21,778,431
Fines and Forfeitures	971,122	147,399	1,118,521
Miscellaneous	987,996	4,558,316	5,546,312
Total Revenues	<u>102,441,040</u>	<u>34,594,343</u>	<u>137,035,383</u>
Expenditures			
Current:			
General Government	25,348,260	5,801,134	31,149,394
Public Safety	60,728,668	3,001,167	63,729,835
Physical Environment	237,400	926,407	1,163,807
Transportation	12,294,275	2,189,299	14,483,574
Economic Environment	1,987,442	3,891,465	5,878,907
Human Services	-	2,186,925	2,186,925
Culture and Recreation	10,593,867	1,702,643	12,296,510
Debt Service:			
Principal	-	12,598,425	12,598,425
Interest and Fiscal Charges	-	12,052,961	12,052,961
Issue Costs	-	45,227	45,227
Capital Outlay	1,640,720	5,673,996	7,314,716
Total Expenditures	<u>112,830,632</u>	<u>50,069,649</u>	<u>162,900,281</u>
(Deficiency) of Revenues			
(Under) Expenditures	<u>(10,389,592)</u>	<u>(15,475,306)</u>	<u>(25,864,898)</u>
Other Financing Sources (Uses)			
Issuance of Bonds	-	11,473,000	11,473,000
Payments to Bond Escrow	-	(11,427,773)	(11,427,773)
Sale of Capital Assets	134,902	28,271	163,173
Transfers in	44,329,429	28,268,566	72,597,995
Transfers (out)	(23,918,462)	(8,705,948)	(32,624,410)
Total Other Financing Sources (Uses)	<u>20,545,869</u>	<u>19,636,116</u>	<u>40,181,985</u>
Net Change in Fund Balances	10,156,277	4,160,810	14,317,087
Fund Balances, Beginning of Year	<u>25,791,992</u>	<u>212,838,508</u>	<u>238,630,500</u>
Fund Balances - End of Year	<u>\$ 35,948,269</u>	<u>\$ 216,999,318</u>	<u>\$ 252,947,587</u>

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

CITY OF GAINESVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Net Change in Fund Balances - Total Governmental Funds		\$ 14,317,087
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets are depreciated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital purchases exceed depreciation in the current year.		
Capital Outlay	\$ 6,996,307	
Depreciation Expense	<u>(12,128,742)</u>	(5,132,435)
Certain revenues reported in the statement of activities are not considered current financial resources until measurable and available, and, therefore, are reported as revenues in governmental funds in a different period.		
		(1,777,951)
The change in the deferred refunding loss has no effect on the current financial resources and, therefore, is not reported in the governmental funds.		
		(246,419)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are capitalized and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Debt proceeds from Issuance of Bonds	(11,473,000)	
Repayment of Principal	<u>24,026,198</u>	12,553,198
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Accrued Interest Payable	(670,059)	
Amortization of Bond Discounts and Premiums	39,852	
Change in Compensated Absences Payable	(40,121)	
Change in Pension Expense	10,914,909	
Change in OPEB Expense	<u>729,619</u>	10,974,200
Internal service funds are used by management to charge the costs of fleet maintenance and insurance to individual funds. A portion of the net revenue of certain activities of internal service funds is reported in governmental activities.		
		<u>(2,486,380)</u>
Change in Net Position of Governmental Activities		\$ 28,201,300

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF FUND NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2021

	Business-Type Activities - Enterprise Funds			Governmental Activities
	Other Enterprise Funds			Internal Service Funds
	Utility		Totals	
Assets				
Cash and Cash Equivalents	\$ 26,843,209	\$ 250	\$ 26,843,459	\$ 1,544,806
Equity in Pooled Cash and Investments	-	18,615,434	18,615,434	30,365,798
Receivables, Net	58,012,001	19,203,773	77,215,774	2,412
Due from Other Funds	-	3,847,694	3,847,694	-
Inventories	21,150,925	1,620,231	22,771,156	355,497
Fuel and Purchased Gas Adjustment	12,676,092	-	12,676,092	-
Prepays	-	181	181	1,008,564
Other Assets and Regulatory Assets	1,735,236	-	1,735,236	-
Fair Value of Hedging				
Derivative Instruments	-	-	-	808,796
Restricted Assets - Cash and Investments	336,848,500	-	336,848,500	-
Total Current Assets	457,265,963	43,287,563	500,553,526	34,085,873
Other Noncurrent Assets	162,038,261	-	162,038,261	-
Capital Assets (Net of Accumulated Depreciation):				
Utility Plant and Equipment	1,730,997,681	-	1,730,997,681	-
Buildings	-	34,681,994	34,681,994	2,721,039
Improvements Other than Buildings	-	2,235,513	2,235,513	812,054
Machinery and Equipment	-	25,136,093	25,136,093	12,396,561
Infrastructure	-	28,554,838	28,554,838	781,093
Capital Assets (not Depreciated):				
Land	-	8,864,610	8,864,610	631,563
Construction in Progress	132,543,930	1,165,696	133,709,626	-
Total Capital Assets	1,863,541,611	100,638,744	1,964,180,355	17,342,310
Net Pension Asset	42,996,046	10,634,483	53,630,529	1,552,898
Net OPEB Asset	3,308,962	1,079,524	4,388,486	147,191
Total Noncurrent Assets	2,071,884,880	112,352,751	2,184,237,631	19,042,399
Total Assets	2,529,150,843	155,640,314	2,684,791,157	53,128,272
Deferred Outflow of Resources				
Unamortized Loss on Refundings of Bonds	9,854,061	-	9,854,061	-
Accumulated Decrease in Fair Value of Hedging Derivatives	67,932,403	-	67,932,403	-
Deferred Amounts Related to Pensions	4,297,375	1,062,897	5,360,272	155,210
Deferred Amounts Related to OPEB	875,006	285,469	1,160,475	38,923
Total Deferred Outflows of Resources	82,958,845	1,348,366	84,307,211	194,133

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF FUND NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2021
(Concluded)

	Business-Type Activities - Enterprise Funds			Governmental Activities
	Utility	Other Enterprise Funds	Totals	Internal Service Funds
Liabilities				
Current Liabilities:				
Accounts Payable and Accrued Liabilities	\$ 19,949,377	\$ 11,125,480	\$ 31,074,857	\$ 10,085,388
Due to Other Funds	6,112,846	18,790,815	24,903,661	374,975
Unearned Revenue	-	693,517	693,517	-
Current Portion of Long-Term Debt	25,864,811	359,712	26,224,523	-
Other Liabilities and Regulatory Liabilities	1,197,440	-	1,197,440	-
Current Liabilities Payable from Restricted Assets:				
Utility Deposits	8,406,491	-	8,406,491	-
Accrued Interest Payable	32,517,758	-	32,517,758	-
Other Liabilities Payable from Restricted Assets	6,852,024	-	6,852,024	-
Total Current Liabilities	100,900,747	30,969,524	131,870,271	10,460,363
Noncurrent Liabilities:				
Fair Value of Derivative Instruments	69,065,664	-	69,065,664	-
Due to Other Funds	102,186,631	28,189,550	130,376,181	-
Long-Term Debt	1,825,114,462	3,734,750	1,828,849,212	173,701
Other Noncurrent Liabilities and Regulatory Liabilities	7,492,466	-	7,492,466	-
Total Noncurrent Liabilities	2,003,859,223	31,924,300	2,035,783,523	173,701
Total Liabilities	2,104,759,970	62,893,824	2,167,653,794	10,634,064
Deferred Inflows of Resources				
Accumulated Increase in Fair Value of Hedging Derivatives	-	-	-	808,796
Rate Stabilization	65,812,817	-	65,812,817	-
Deferred Amounts Related to Pensions	36,022,306	8,909,623	44,931,929	1,301,027
Deferred Amounts Related to OPEB	6,553,818	2,138,154	8,691,972	291,533
Total Deferred Inflows of Resources	108,388,941	11,047,777	119,436,718	2,401,356
Net Position				
Net Investment in Capital Assets	153,558,794	97,427,256	250,986,050	17,342,310
Restricted for:				
Debt Service	25,894,204	-	25,894,204	-
Utility Plant Improvement	112,624,747	-	112,624,747	-
Building Code Enforcement	-	3,396,858	3,396,858	-
Other	4,768,424	-	4,768,424	-
Unrestricted	102,114,608	(17,777,035)	84,337,573	22,944,675
Total Net Position	\$ 398,960,777	\$ 83,047,079	\$ 482,007,856	\$ 40,286,985

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

CITY OF GAINESVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF FUND NET POSITION OF
PROPRIETARY FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

Total Net Position of Enterprise Funds on the Statement of Net Position of Property Funds	\$ 482,007,856
<p>Internal service funds are used by management to charge the costs of fleet management, general insurance, and employee health insurance. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.</p> <p>Look-back adjustment for the consolidation of internal service fund activity involving enterprise fund participants.</p>	
	<u>21,643,120</u>
Net Position of Business-Type Activities	<u><u>\$ 503,650,976</u></u>

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Business-Type Activities - Enterprise Funds			Governmental Activities-
	Utility	Other Enterprise Funds	Totals	Internal Service Funds
Operating Revenues				
Sales and Service Charges	\$ 396,930,593	\$ 39,507,534	\$ 436,438,127	\$ 21,560,594
Employer Contributions	-	-	-	10,692,130
Employee Contributions	-	-	-	7,694,460
Other Operating Revenues	15,256,161	332,806	15,588,967	2,220,096
Total Operating Revenues	412,186,754	39,840,340	452,027,094	42,167,280
Operating Expenses				
Operations and Maintenance	200,660,484	37,594,511	238,254,995	7,174,981
Administrative and General	30,336,691	5,333,571	35,670,262	6,977,395
Depreciation and Amortization	100,355,464	6,551,538	106,907,002	3,241,480
Benefits Paid and Other Expenses	-	-	-	27,939,684
Total Operating Expenses	331,352,639	49,479,620	380,832,259	45,333,540
Operating Income (Loss)	80,834,115	(9,639,280)	71,194,835	(3,166,260)
Nonoperating Revenues (Expenses)				
Investment Income	6,206,086	58,932	6,265,018	132,735
Interest Expense	(57,801,796)	(97,113)	(57,898,909)	-
Local Option Gas Tax	-	2,088,880	2,088,880	-
Operating Grants	-	23,311,590	23,311,590	-
Gain on Disposal of Capital Assets	-	-	-	589,493
Other Income (Expense)	(5,575,253)	7,080	(5,568,173)	-
Total Nonoperating Revenue (Expenses)	(57,170,963)	25,369,369	(31,801,594)	722,228
Income (Loss) Before Capital Contributions and Transfers	23,663,152	15,730,089	39,393,241	(2,444,032)
Capital Contributions and Transfers				
Capital Contributions	4,209,411	-	4,209,411	-
Transfers in	-	1,757,791	1,757,791	303,276
Transfers (out)	(38,285,000)	(3,404,029)	(41,689,029)	(345,623)
Total Capital Contributions and Transfers	(34,075,589)	(1,646,238)	(35,721,827)	(42,347)
Change in Net Position	(10,412,437)	14,083,851	3,671,414	(2,486,379)
Net Position - Beginning of Year	409,373,214	68,963,228	478,336,442	42,773,364
Net Position - End of Year	\$ 398,960,777	\$ 83,047,079	\$ 482,007,856	\$ 40,286,985

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

CITY OF GAINESVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
FUND NET POSITION OF PROPRIETY FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Change in Net Position - Enterprise Funds	\$ 3,671,414
<p>Internal service funds are used by management to charge the costs of fleet management, general insurance, and employee health insurance. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.</p> <p>Look-back adjustment for the consolidation of internal service fund activity involving enterprise fund participants.</p>	
	-
Change in Net Position of Business-Type Activities	\$ 3,671,414

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Business-Type Activities - Enterprise Funds			Governmental Activities
	Utility	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows from Operating Activities				
Cash Received from Customers	\$ 395,536,232	\$ 40,434,082	\$ 435,970,314	\$ 2,220,096
Cash Received for Interfund Services	-	-	-	39,944,771
Cash Received from Other Governments	-	12,455,819	12,455,819	-
Other Operating Cash Receipts	8,296,785	-	8,296,785	-
Cash Paid to Suppliers	(130,747,429)	(15,866,047)	(146,613,476)	(30,934,552)
Cash Paid to Employees	(68,220,690)	(22,022,104)	(90,242,794)	(4,452,135)
Cash Paid for Interfund Services	(22,929,883)	(5,333,571)	(28,263,454)	(6,977,395)
Net Cash Provided by Operating Activities	181,935,015	9,668,179	191,603,194	(199,215)
Cash Flows from Noncapital Financing Activities				
Interfund Borrowing	-	1,943,586	1,943,586	467,790
Transfers from Other Funds	-	1,757,791	1,757,791	303,276
Transfers to Other Funds	(38,285,000)	(3,404,029)	(41,689,029)	(345,623)
Net Cash Provided (Used) by Noncapital Financing Activities	(38,285,000)	297,348	(37,987,652)	425,443
Cash Flows from Capital and Related Financing Activities				
Proceeds from Interest				
Rebate-Build America Bonds	5,146,566	-	5,146,566	-
Principal Repayments on Long-Term Debt	(27,090,000)	(236,957)	(27,326,957)	-
Interest Paid on Long-Term Debt	(65,092,695)	(97,114)	(65,189,809)	-
Acquisition and Construction of Capital Assets	(98,797,488)	(6,503,364)	(105,300,852)	(3,146,045)
Proceeds from Sale of Capital Assets	-	-	-	631,808
Proceeds from New Debt and Commercial Paper	125,000,000	9,818	125,009,818	-
Other Expenses	(3,816,975)	-	(3,816,975)	-
Net Cash Used by Capital and Related Financing Activities	(64,650,592)	(6,827,617)	(71,478,209)	(2,514,237)
Cash Flows from Investing Activities				
Interest Received	1,832,206	58,930	1,891,136	132,736
Purchase of Investments	(358,116,511)	-	(358,116,511)	-
Investment in The Energy Authority	(18,309,120)	-	(18,309,120)	-
Distributions from The Energy Authority	17,184,492	-	17,184,492	-
Proceeds from Investment Maturities	325,867,039	-	325,867,039	-
Net Cash Provided (Used) by Investing Activities	(31,541,894)	58,930	(31,482,964)	132,736
Net Increase in Cash	47,457,529	3,196,840	50,654,369	(2,155,273)
Cash - Beginning	78,514,093	15,418,844	93,932,937	34,065,877
Cash - Ending	\$ 125,971,622	\$ 18,615,684	\$ 144,587,306	\$ 31,910,604

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Concluded)

	Business-Type Activities - Enterprise Funds			Governmental Activities
	Utility	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash and Cash Equivalents Classified as:				
Cash and Cash Equivalents	\$ 26,843,209	\$ 250	\$ 26,843,459	\$ 1,544,806
Equity in Pooled Cash and Investments	-	18,615,434	18,615,434	30,365,798
Restricted Assets - Cash and Investments	336,848,500	-	336,848,500	-
Less: Investments	(237,720,087)	-	(237,720,087)	-
Total	\$ 125,971,622	\$ 18,615,684	\$ 144,587,306	\$ 31,910,604
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Operating Income (Loss)	\$ 80,834,115	\$ (9,639,280)	\$ 71,194,835	\$ (3,166,260)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Intergovernmental Revenues	-	12,455,821	12,455,821	-
Depreciation and Amortization	100,355,464	6,551,538	106,907,002	3,241,480
Net Costs to be Recovered in Future Rates	(5,350,573)	-	(5,350,573)	-
(Increase)/Decrease in Receivables	394,124	593,740	987,864	(2,412)
(Increase)/Decrease in Prepaids	-	-	-	(985,360)
(Increase)/Decrease in Inventories	8,434,633	(324,431)	8,110,202	(124,414)
(Increase)/Decrease in Other Assets and Regulatory Assets	(72,304)	-	(72,304)	-
(Increase)/Decrease in Restricted and Internally Designated Assets	7,640,075	-	7,640,075	-
(Increase)/Decrease in Noncurrent Assets	1,340,542	-	1,340,542	-
Increase/(Decrease) in Accounts Payable and Accrued Liabilities	3,387,119	1,365,661	4,752,780	1,061,258
Increase/(Decrease) in Due to Other Funds	498,118	-	498,118	-
Increase/(Decrease) in Fuel Adjustment	7,660,342	-	7,660,342	-
Increase/(Decrease) in Other Payables from Restricted Assets	(2,748,156)	-	(2,748,156)	-
(Increase)/Decrease in Rate Stabilization	(20,438,484)	-	(20,438,484)	-
Pension Expense Adjustment	-	(1,255,793)	(1,255,793)	(198,048)
OPEB Expense Adjustment	-	(79,077)	(79,077)	(25,459)
Net Cash Provided by Operating Activities	\$ 181,935,015	\$ 9,668,179	\$ 191,603,194	\$ (199,215)
Noncash Capital, Investing and Financing Activities				
Contribution of Capital Assets	\$ 4,209,411	\$ -	\$ 4,209,411	\$ -
Net Costs Recoverable in Future Years	(5,350,573)	-	(5,350,573)	-
Change in Ineffective Portion of Hedging Derivatives	1,068,758	-	1,068,758	-
Change in Hedging Derivatives - Interest Rate Swaps	52,869,862	-	52,869,862	-
Change in Fair Value of Investments	715,610	-	715,610	-
Change in Fair Value of Hedging Derivatives	(53,938,620)	-	(53,938,620)	-
Other Noncash Capital, Investing and Financing Activities	21,330,729	-	21,330,729	-
Net Noncash Capital, Investing and Financing Activities	\$ 20,905,177	\$ -	\$ 20,905,177	\$ -

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2021

	<u>Pension and OPEB Trust Funds</u>
Assets	
Cash and Cash Equivalents	\$ 24,606,775
Dividends and Interest Receivable	701,290
Due From City of Gainesville	14,574,996
Investments, at Fair Value:	
Equities	943,889,546
Limited Partnership Units	43,184,860
Real Estate	56,792,638
Fixed Income:	
Government Bonds	10,364,964
Corporate Bonds	9,335,615
Mortgage and Asset Backed Securities	12,881,188
Total Investments, at Fair Value	<u>1,076,448,811</u>
Total Assets	<u>1,116,331,872</u>
Liabilities	
Accounts Payable and Accrued Liabilities	<u>385,464</u>
Total Liabilities	<u>385,464</u>
Net Position	
Restricted for:	
Pension Benefits	1,042,996,011
OPEB	<u>72,950,397</u>
Total Net Position	<u>\$ 1,115,946,408</u>

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

CITY OF GAINESVILLE, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>Pension and OPEB Trust Funds</u>
Additions	
Contributions:	
Employer Contributions	\$ 10,972,046
Employee Contributions	10,952,502
Total Contributions	<u>21,924,548</u>
Investment Income:	
Net Appreciation in Fair Value of Investments	210,044,028
Dividends and Interest	<u>19,018,034</u>
Total Investment Income	229,062,062
(Less Investment Expense)	<u>(4,249,678)</u>
Net Investment Income	<u>224,812,384</u>
Total Additions	<u>246,736,932</u>
Deductions	
Benefit Payments	65,538,264
Refunds of Contributions	881,120
Administrative Expenses	<u>1,223,742</u>
Total Deductions	<u>67,643,126</u>
Change in Net Position	179,093,806
Net Position - Beginning of Year	<u>936,852,602</u>
Net Position - End of Year	<u><u>\$ 1,115,946,408</u></u>

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

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

Note 1 - Summary of Significant Accounting Policies

This Summary of Significant Accounting Policies is presented to assist the reader in interpreting the financial statements. The policies are considered essential and should be read in conjunction with the accompanying financial statements.

The accounting policies of the City of Gainesville, Florida (the City) conform to generally accepted accounting principles (GAAP) as applicable to governmental units. This report, the accounting systems and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB).

A. Reporting Entity

The City is a Florida municipality established by the Laws of Florida, Section 12760, pursuant to the authority provided in Chapter 165, Florida Statutes, and is governed by an elected seven-member Commission. It provides most of the traditional municipal services to its neighbors including police and fire protection, community development, streets, recreation, parks, golf course, cultural affairs, and other general government activities. It also operates transit, stormwater, building code enforcement, solid waste, water, wastewater, natural gas distribution, telecommunications and electric utility enterprises.

As required by generally accepted accounting principles, the accompanying financial statements present the City as a primary government and its component units, entities for which the City is considered financially accountable. The component units are included in the reporting entity because of the significance of their operational relationship with the primary government. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. The primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

Blended Component Units

The City created the Heartwood Community Homeowners' Association, Inc. (Heartwood Association) in January 2018 for the purpose of administering the Heartwood Community property and common areas. The Heartwood Association is a legally separate, not-for-profit corporation organized and existing under the applicable provisions of the Florida Statutes. The City has the sole right to appoint and remove any members of the Board of Directors and a financial burden relationship exists until the Heartwood Association has sold 90% of the lots.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

The Cornerstone Condominium Association, Inc. (Cornerstone Association) is a not-for-profit corporation established in the State of Florida to provide an entity pursuant to the Act as it exists for the operation of Cornerstone Condominium located in Alachua County, Florida. As developer of the Cornerstone Condominium, the City appoints the members of the first Board of Directors and their replacements. The City also retains control of the Cornerstone Association under specific circumstances as described in the Cornerstone Association's bylaws. A financial burden relationship exists until such time as the Cornerstone Association has sold 90% of the lots.

Neither Heartwood nor Cornerstone Association had any significant financial activity during the fiscal year ended September 30, 2021; therefore, no financial information has been presented. The Associations do not issue separate financial statements.

The City is also financially accountable for the legally separate trust funds of the Employees' Pension Plan, Consolidated Police Officers' and Firefighters' Retirement Plan, and Retiree Health Insurance Program, reported as fiduciary component units. The City has a financial burden relative to the defined benefit plans as it is legally obligated or has otherwise assumed the obligation to make contributions to the plans. The Board of Directors of the Employees' Pension Plan and Retiree Health Insurance Program are appointed by the City Commission. The Consolidated Police Officers' and Firefighters' Retirement Plan is considered to be fiscally dependent on the City.

Related Organizations

The City is responsible for appointing a voting majority of the board members of other organizations for which it is not financially accountable. The following organizations are considered related organizations and are not included in the accompanying financial statements:

- *Gainesville Housing Authority*—a public housing authority (dependent special district) created under Section 421.04, Florida Statutes.
- *Gainesville-Alachua County Regional Airport Authority*—an independent special district created for the purpose of providing airport services for Gainesville and Alachua County and surrounding areas.

Joint Ventures

The City's Utility is a participant in The Energy Authority (TEA), a power marketing corporation comprised of seven municipal utilities. The Utility has an ongoing financial interest in this joint venture, which is described in Note 6.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

B. Basis of Presentation – Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. However, interfund services provided and used are not eliminated in the process of consolidation. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services. Likewise, the primary government is reported separately from the legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes or other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

Fund Financial Statements

The fund financial statements provide information about the City's funds, including its fiduciary funds and blended component units. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- The *General Fund* is the City's primary operating fund. It accounts for all resources traditionally associated with governments except those accounted for in another fund.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

The City reports one major proprietary fund:

- The *Utility Fund* accounts for the activities of the City's electric generation, transmission and distribution operations, as well as its water, wastewater, natural gas distribution, and telecommunications operations.

Additionally, the City reports the following fund types:

- *Internal Service Funds* account for fleet management (acquisition and maintenance), risk management services (general liability), and employee health insurance provided to other departments of the City.
- The *Pension and Other Postemployment Benefits (OPEB) Trust Funds* accounts for the activities of the General Employee Pension Trust Fund, Police Officers' and Fire Fighters' Consolidated Pension Trust Fund, and the City's OPEB Trust Fund, which accumulate resources held in trust for pension and OPEB payments to qualified beneficiaries.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. Further, certain activity occurs during the year involving transfers of resources between funds reported at gross amounts as transfers in/out. While these balances are reported in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in the governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

C. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of recognition in the financial statements of various kinds of transactions or events.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary funds and pension and OPEB trust funds within the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they have been earned and they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service principal and interest expenditures on general long-term debt, including lease liabilities, as well as expenditures related to compensated absences, and claims and judgments, postemployment benefits and environmental obligations are recognized later based on specific accounting rules applicable to each, generally when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues in the current fiscal period. Entitlements are recorded as revenue as soon as all eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash and Cash Equivalents

The City's cash and cash equivalents include cash on hand, bank demand accounts, and overnight repurchase agreements. For purposes of the statement of cash flows, proprietary funds consider cash and cash equivalents to be cash on hand and demand deposits.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

Investments

Investments in the U.S. Treasury and government agencies are reported at fair value, as determined by quoted market prices or independent pricing sources. Investments in commercial paper are recorded at amortized cost, which approximates fair value. Investments in the City's pension and OPEB trust funds are reported at fair value, except for money market investments and participating interest-earning investment contracts with a maturity at the time of purchase of one year or less, which are reported at cost or amortized cost. Fair value is the price that would be received to sell an investment in an orderly transaction at year-end.

Inventories and Prepaid Items

The City accounts for its General Fund supply inventory at cost using the first-in/first-out (FIFO) method. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased. Materials and supplies inventories in the proprietary funds are stated at cost using the weighted average unit cost method. Inventories held for resale are reported at the lower of cost or market. Obsolete and unusable materials and supplies are expensed.

Fuel stocks in the electric system, which are stated using the weighted average unit cost method, are recorded as inventory when purchased. The cost of fuel used for electric generation is charged to expense as consumed.

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

Capital Assets

Capital assets, which include property, utility plant, general plant, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, other than those recorded in the Utility fund, are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Utility fund general plant capital assets are defined as assets with an initial, individual cost of more than \$2,500 and a useful life in excess of more than one year. The Utility fund has no capital threshold for utility plant assets.

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their estimated acquisition value on the date donated. The costs of capital assets include material, labor, vehicle and equipment usage, related overhead items, capitalized interest, and certain administrative and general expenses. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

Property, plant and equipment of the primary government is depreciated using the straight-line method over the following estimated useful lives:

Buildings	20 to 50 Years
Improvement Other than Buildings	20 to 30 Years
Infrastructure – Roads, Curb, and Gutter	50 Years
Infrastructure – Roads, Non-Curb, and Gutter	25 Years
Infrastructure – Sidewalks	50 Years
Infrastructure – Bike Paths	25 Years
Equipment	5 to 20 Years
Stormwater System	50 Years
Streetscape	25 Years

Depreciation of utility plant is computed using the straight-line method over estimated service lives ranging from two to 83 years. The overall depreciation rate was 3.41% for the period ending September 30, 2021.

The City has elected to report infrastructure acquired prior to October 1, 1979, in addition to complying with the requirement to report infrastructure acquired subsequent to that date.

Major outlays for capital assets and improvements are capitalized as projects are constructed. An allowance for interest on borrowed funds used during construction of \$1,422,629 for the year ended September 30, 2021, was included in construction in progress and as a reduction of interest expense. These amounts are computed by applying the effective interest rate on the funds borrowed to finance the projects to the monthly balance of projects under construction. The effective interest rate was approximately 3.8% for fiscal year 2021.

When units of depreciable property are retired, other than those recorded in the Utility Fund, the net book value less salvage value is recorded as a gain or loss. Removal cost of the old asset is added to the cost of constructing the new asset and amortized over the life of that asset. Cost of removal of an asset not replaced with a new asset is recorded as an expense in the income statement. When the Utility retires units of depreciable property, the original cost less salvage value is charged to accumulated depreciation if there is outstanding debt that originally constructed or purchased that asset. If there is no longer outstanding debt, the net book value less salvage value is recorded as a gain or loss in the income statement.

Contributions in Aid of Construction

The City recognizes capital contributions to the electric and gas systems as revenues which are subsequently expensed in the same period for capital contributions that will not be recovered in rates in accordance with GASB Statements No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

The City recognizes capital contributions to all other funds as increases in net position in the period received. Depreciation on these assets is recorded on a straight-line basis over the estimated useful lives of the assets.

Hedging Derivative Instruments

The City records fuel and financial related derivative instruments in accordance with GASB Statement No. 53, *Accounting and Reporting for Financial and Derivative Instruments*. Hedging derivative instruments are associated with specific hedging transactions wherein the intent is to significantly reduce risks. For accounting purposes, in order to qualify as a hedge, the relationship between the derivative and the underlying item must result in a hedge that is “effective” in mitigating risk. If the hedge transaction is considered “ineffective” the valuation of the instrument is considered investment income or loss in the flows of resources statements. All effective derivative instruments are recorded as either an asset or liability measured at fair market value. All ineffective derivative instruments are recorded as a regulatory asset in the Utility Fund.

Changes in the fair value of the hedging derivative instruments during the year are recorded as either deferred outflows or deferred inflows and are recognized in the period in which the derivative is settled. The settlement of natural gas and petroleum fuel hedging derivative instruments are included in fuel costs in the Utility Fund and Fleet Management Internal Service Fund statement of revenues, expenses, and changes in fund net position, and the government-wide statement of activities. The settlement of financial related hedging derivative instruments is included in interest expense in the Utility Fund and government-wide statements.

Regulatory Assets and Liabilities

The City’s Utility Fund prepares its financial statements in accordance with GASB Statement No. 62, paragraphs 476-500, *Regulated Operations*, and records various regulatory assets and liabilities. For a government to report under GASB Statement No. 62, its rates must be designed to recover its costs of providing services, and the utility must be able to collect those rates from customers. If it were determined, whether due to regulatory action or competition, that these standards no longer applied, the City could be required to expense its regulatory assets and liabilities. Management of the Utility believes that the Utility currently meets the criteria for continued application of GASB Statement No. 62 but will continue to evaluate significant changes in the regulatory and competitive environment to assess continuing applicability of the criteria.

The Utility is regulated by the Gainesville City Commission (the City Commission) and its rates are established in accordance with the Second Amended and Restated Utilities System Revenue Bond Resolution (the Resolution). Each year during the budget process, and at any other time deemed necessary, the City Commission approves base rate changes and other changes to the Utility’s system charges as applicable.

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The Florida Public Service Commission (PSC) does not regulate rate levels in any of the Utility's systems. They do, however, have jurisdiction over the rate structure for the electric system.

Long-Term Obligations

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Losses resulting from the refunding of bonds are deferred and amortized over the remaining life of the old debt or the life of the new debt, whichever is shorter.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as debt service expenditures except as noted above.

Compensated Absences

The City's policy is to allow limited vesting of employee vacation and sick pay. The limitation of vacation time is governed by the period of employment and is determinable. Unused sick leave may be added to an employee's length of service at the time of retirement for the purpose of computing retirement benefits or, in some cases, received partially in cash upon election at retirement. The resulting liability is not determinable in advance, however. All vacation pay and applicable sick leave pay is accrued when incurred in the government-wide and proprietary fund financial statements. For governmental activities, these liabilities are generally liquidated by the General Fund.

Deferred Outflows/Inflows of Resources

A deferred outflow of resources represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that future time. The City has three items that qualify for reporting in this category:

- *Unamortized loss on refunding of bonds*—losses on refunding of bonds have been deferred. These amounts are being amortized over the life of the old debt or the life of the new debt, whichever is shorter.
- *Accumulated decrease in fair value of hedging derivatives*—the City has two types of hedging instruments: interest rate swap agreements and natural gas hedges. Each is associated with an item that is eligible to be hedged. For effective hedging transactions, hedge accounting is applied and fair market value changes are recorded on the statement of net position as either a deferred inflow of resources or a deferred outflow of resources until such time that the transaction ends.

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- *Pension and OPEB related*—increases in the net pension and OPEB liability resulting from changes of assumptions, differences between projected and actual earnings on plan investments, and differences between expected and actual experience with regard to economic or demographic factors in the measurement of total pension and OPEB liability are reported as deferred outflows of resources, to be recognized as an increase in expense as disclosed in Note 10 – Retirement Plans and Note 11 – Other Postemployment Benefits Plan.

A deferred inflow of resources represents an acquisition of net assets that applies to a future period and, therefore, will not be recognized as an inflow of resources until that future time. The City has four items that qualify for reporting in this category:

- *Rate stabilization*—the Utility designs its rates to recover costs of providing services. In order to stabilize future rate increases or decreases, GRU determines a rate stabilization amount to be charged or credited to revenues on an annual basis. These amounts are reflected as increases or decreases in deferred inflows of resources – rate stabilization in the statements of net position.
- *Business taxes not yet earned*—business taxes are due to the City on October 1 for the fiscal year beginning that day. Payments received prior to that date are recorded as a deferred inflow of resources.
- *Accumulated increase in fair value of hedging derivatives*—for effective hedging transactions, hedge accounting is applied, and fair market value changes are recorded on the statement of net position as either a deferred inflow of resources or a deferred outflow of resources until such time that the transaction ends.
- *Pension and OPEB related*—decreases in the net pension and OPEB liability resulting from changes of assumptions, differences between projected and actual earnings on plan investments, and differences between expected and actual experience with regard to economic or demographic factors in the measurement of total pension and OPEB liability are reported as deferred inflows of resources, to be recognized as a decrease in expense as disclosed in Note 10 – Retirement Plans and Note 11 – Other Postemployment Benefits Plan.

Net Pension and OPEB Assets/Liabilities

For purposes of measuring the net pension and OPEB liabilities, deferred outflows of resources and deferred inflows of resources related to pensions and OPEB, and pension and OPEB expense, information about the fiduciary net position of the Employees' Pension Plan, the Consolidated Police Officers' and Firefighters' Retirement Plan, and the OPEB Plan, and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported in the related separately issued plan statements. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

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Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components:

- *Net investment in capital assets*—consists of capital assets, net of accumulated depreciation and amortization, and reduced by the outstanding balances of any long-term borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- *Restricted*—consists of noncapital assets that must be used for a particular purpose as specified by creditors, contributors, grantors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- *Unrestricted*—consists of assets that do not meet the definition of net investment in capital assets or restricted net position.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, and then unrestricted resources as they are needed.

Fund Balance

In governmental fund types, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called fund balance. The City's governmental funds report fund balance in classifications based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Fund balances for governmental funds are comprised of the following:

- *Non-Spendable*—includes amounts that are: (a) not in spendable form, or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example: inventories, prepaid amounts, long-term notes receivables, and long-term advances between funds.
- *Restricted*—includes amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may effectively be changed or lifted only with the consent of the resource provider.
- *Committed*—includes amounts that can only be used for the specific purposes determined by a formal action of the City's highest level of decision-making authority. Formal actions include ordinances (for more permanent regulations) and resolutions (for shorter term actions) approved by the City Commission. Ordinances require two readings for approval and, therefore, are technically considered the most binding. This formal action must occur prior to the end of the reporting period, but the amount of the commitment may be determined in the subsequent period.

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- *Assigned*—comprised of amounts intended to be used by the City for specific purposes that are neither restricted nor committed. *Intent* is expressed by a body (for example a budget or finance committee) or official to whom the City's Commission has delegated the authority to assign amounts to be used for specific purposes. The City Commission has delegated such authority to the City Manager.
- *Unassigned*—is the residual classification for the General Fund and includes all amounts not contained in the other classifications. Unassigned amounts are technically available for any purpose. Unassigned fund balance also includes the negative fund balance of Special Revenue Funds due to expenditures incurred exceeding the amounts restricted, committed and assigned.

Encumbrance accounting, under which purchase orders and other commitments for expenditures are recorded in order to reserve that amount of the applicable appropriation, is employed in the governmental funds. Encumbrances are not the equivalent of expenditures. Encumbrances are reported as restricted, committed, or assigned fund balance at year-end, depending on the level of constraint, and are reappropriated the following year.

In circumstances when an expenditure is made for a purpose for which amounts are available in multiple fund balance classifications, fund balance is generally depleted in the order of restricted, committed, assigned, and unassigned.

Reserve Policy

The City Commission adopted a General Fund Reserve Policy to ensure the general government's orderly provision of services to its citizens, availability of adequate working capital, plan for contingencies, and retain the City's good standing with the rating agencies and the credit markets.

In order to establish a minimum cash threshold for emergencies, an emergency reserve shall be maintained at 0.015% of the taxable value of all property in the City on January 1st of that fiscal year. Additionally, for each fiscal year, the unassigned fund balance of the General Fund will be a minimum of two months, or 16.7%, and a maximum of three months, or 25%, of the following year's budgeted expenditures and transfers. This target is not inclusive of any nonspendable, restricted, committed, or assigned, reserve amounts.

The General Fund unassigned fund balance will not be used to solve recurring revenue shortfalls. Any excess General Fund undesignated, unreserved fund balance remaining after meeting the maximum financial reserves requirements must be appropriated to finance any one-time expenses, as determined by the City Commission.

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No amount of the minimum required level of the General Fund unassigned fund balance may be expended unless it meets the purposes stated above and until appropriated by the City Commission, except for unanticipated emergencies. In those unanticipated emergency situations which demand immediate government action in the interest of public safety and welfare, the City Manager is authorized by the City Commission to spend up to a maximum of 20% of the minimum required level of the General Fund unassigned fund balance in accordance with procedures provided in the City's purchasing policies. A financial accounting related to such emergency expenditures will be submitted to the City Commission by the City Manager as expeditiously as possible after the end of the emergency.

If the emergency reserve falls below the minimum level, the shortfall will be budgeted in its entirety in the succeeding budget year. In the case of an event that creates a differential between the required General Fund unassigned fund balance amount and current available funds of equal to, or more than five percent, a funding plan will be developed to meet the requirements of the General Fund Reserve Policy within three years of the event. If the differential is less than five percent, the shortfall will be budgeted in its entirety in the succeeding budget year.

A review of this reserve policy will be completed by the City Manager or designee, annually, and recommendations for changes, if appropriate, will be submitted to the City Commission.

E. Revenues and Expenditures/Expenses

Program Revenues

Amounts reported as program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided or fines imposed by a given function or segment, and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes

Ad valorem property tax revenue is recognized as revenue in the fiscal year for which taxes are levied, measurable and available. Only property taxes collected within sixty days after year-end are recognized as revenue. The total millage levy is assessed at 5.2974 mills per \$1,000.

Taxes are levied and collected according to Florida Statutes under the following calendar:

Lien Date	January 1
Levy Date	October 1
Due Date	November 1
Delinquency Date	April 1

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The Alachua County Tax Collector (the Tax Collector) bills and collects ad valorem taxes for the City. Florida Statutes provide for tax discounts for installment prepayments or full payments before certain dates. Installment prepayment dates and discounts of each installment (one-fourth of estimated taxes) are: June 30 - 6%, September 30 - 4.5%, December 31 - 3% and March 31 - 0%. Full payment dates and discounts are: November 30 - 4%, December 31 - 3%, January 31 - 2%, February 28 - 1% and March 31 - 0%. The Tax Collector remits current taxes collected to the City several times a month during the first two months of the collection period. Thereafter, remittances are made to the City on a monthly basis.

Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. The principal operating revenues for the City's internal service funds related to general insurance and fleet management are charges to other funds for sales and services. For the internal service fund related to health insurance, the principal operating revenues are employer and employee contributions. Operating expenses for enterprise funds and internal service funds include the cost of sales and service, administrative expenses, depreciation on capital assets, and benefits paid. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Costs Recoverable in Future Years

The amount by which depreciation on Deerhaven Renewable Generating Station (DHR) exceeds principal repayment on the related bonds is recorded in other operating revenues in the Utility Fund as an amount to be recovered from future revenue. For the fiscal year ended September 30, 2021 that amount was \$5,350,573.

Unbilled Revenues

The Utility Fund accrues revenues for services rendered but not yet billed, which amounted to approximately \$14,909,916 for fiscal year 2021. Unbilled revenue is calculated by prorating cycle billings subsequent to September 30, 2021, according to the number of days applicable to the current fiscal year.

Fuel and Purchased Gas Adjustment

Fuel and purchased gas adjustment levelization revenue is recognized as fuel and fuel related expenses are incurred. Amounts charged to customers for fuel are based on estimated costs. The Utility establishes this fuel and purchased gas adjustment charge based on ordinances approved by the City Commission. If the amount recovered through billings exceeds actual fuel expenses, the Utility Fund records the excess billings as a liability. If the amount recovered through billings is less than actual fuel expenses, the Utility Fund records the excess fuel

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expense as a reduction of the liability or as an asset. A fuel and purchased gas adjustment levelization account is utilized to stabilize the monthly impact of the fuel and purchased gas adjustment charge included in customer billings.

Interfund Activity

During the course of normal operations, the City has various nonreciprocal interfund activities. Following is a summary of the accounting treatment applied to such interfund transactions:

- ***Reimbursements***—reimbursements from one fund to another are recorded as expenditures or expenses in the reimbursing fund and as reductions of expenditures or expenses in the fund that is reimbursed.
- ***Transfers***—interfund transfers impact the results of operations in the affected funds. An example is the payment to the General Fund from the Utility Fund.

F. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenue and expenses during the reporting period. Actual results could differ from those estimates.

G. Budgetary Information

The City has elected to report budgetary comparisons as Required Supplementary Information (RSI). Please refer to the accompanying notes to the RSI for the City's budgetary information.

Note 2 - Stewardship, Compliance and Accountability

At September 30, 2021, the following funds had deficit net position or fund balance:

Special Revenue Funds	
HOME Grant	(265,369)
Police Billable Overtime	(234,676)
Miscellaneous Grants	(1,268,716)
School Crossing Guard	(56,139)
Art in Public Places	(3,474)
Debt Service Funds	
Capital Improvement Revenue Note 2016B	(2,527)

CITY OF GAINESVILLE, FLORIDA
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The HOME Grant has a deficit fund balance due to expenditures exceeding revenues over several years.

The Police Billable Overtime fund has a negative balance because the invoicing for all the police billable overtime was not sufficient to cover the cost. Management will evaluate the rate which is being charged and increase rates or subsidize any shortages in the future through the General Fund.

The School Crossing Guard fund has a negative fund balance, which was anticipated during the City's budget process. The decreasing fund balance is due to the intentional increase of the transfer to General Fund to cover the cost of the school crossing guard program.

The Miscellaneous Grants and Art in Public Places funds report deficit fund balances due to expenditures exceeding revenues in the current year, and due to timing differences in revenue recognition for certain grant revenues.

The Capital Improvement Revenue Note 2016B debt service fund has a negative balance due to an additional expenditure in a prior year.

Note 3 - Cash and Investments

Deposits and Investments

Deposits and investments as of September 30, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position		
Cash and Cash Equivalents	\$	28,394,665
Equity in Pooled Cash and Investments		202,450,693
Restricted Cash and Investments		336,848,500
Statement of Fiduciary Net Position		
Cash and Cash Equivalents		24,606,775
Investments:		
Equities		943,889,546
Limited Partnerships		43,184,860
Real Estate		56,792,638
Government Bonds		10,364,964
Corporate Bonds		9,335,615
Mortgage and Asset Backed Securities		12,881,188
Total Cash and Investments	\$	1,668,749,444

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Deposits and investments as of September 30, 2021, consist of the following:

Deposits with Financial Institutions	\$ 208,666,730
Investments	1,460,082,714
Total Cash and Investments	<u>\$ 1,668,749,444</u>

Investment Policies

The City's total deposits and investments are comprised of three major components, each with its own set of legal and contractual provisions as described below.

Defined Benefit Pension Investments

These funds represent investments administered by the City's Defined Benefit Pension Fund Investment Managers. They comprise \$1,006,290,796 of the City's total fair value of investments and are exclusive of the \$23,688,761 held in cash by the Trustees.

These investments are reported at fair value, which is derived through valuation efforts done by the City's investment managers in conjunction with the plan custodian. The fair values for the vast majority of these assets are readily available. For those assets whose fair value is less verifiable, the best available information is used.

The City maintains separate investment managers for its equity and fixed income portfolios. The managers are required to comply with Florida Statutes, City ordinances, other applicable laws and with the fiduciary standards set forth in the Employees Retirement Income Security Act of 1974 at 29 U.S.C. Section 1140(a)(1)(A)(C). The managers of these funds are permitted to invest in the following instruments:

Equity Funds (Domestic)

- Common Stocks
- Stock Index Futures
- Convertible and Preferred Stocks
- American Depository Receipts
- Real Estate Investment Trusts (REITs)
- Limited Liability Companies (LLCs)

Equity Funds (International)

- Restricted to managers specifically hired to invest in international equities
- Common and Preferred Stocks of foreign issuers domiciled in developed and developing countries (emerging markets)
- Forward Foreign Currency Exchange Contracts for hedging purposes
- American and Global Depository Receipts and similar securities

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Fixed Income Funds (Domestic)

- Must have a rating of investment grade (BBB/Baa) or better
- United States Treasury and Agency Securities
- Commercial Paper with either a Standard & Poor's quality rating of A-1 or a Moody's quality rating of P-1 and a maturity of 270 days or less
- Certificates of Deposit up to FDIC or FSLIC insurance coverage or any amount fully collateralized by US Government Securities or issued by an institution which is a qualified public depository within the State of Florida
- Corporate Bonds, Mortgage-Backed Securities, or Asset Backed Securities
- Yankee Bonds
- Convertible Securities
- Money Market or Cash Equivalent Securities

Fixed Income Funds (International)

- Investment Grade Sovereign Issued Debt
- Investment Grade Corporate Bonds and Commercial Paper

Cash Equivalents

- Certificates of Deposit, Commercial Paper, Direct Obligations of the U.S. Government, Repurchase Agreements, Bankers Acceptances, Custodian STIFs, and other appropriate liquid short-term investments

Real Estate and Alternative Assets

- Discretionary commingled vehicles such as insurance company separate accounts, open-end or closed-end funds and REITs holding either leveraged or unleveraged positions in real property and real property related assets
- All must be of institutional investment quality and must be diversified by property type and geographic location

Pooled or Commingled Funds

- The fund may invest in commingled vehicles such as mutual funds, LLCs or common trust funds that are invested in substantially the same manner and same investments as stated above

Derivatives

- No use of leverage
- No use of "linked" securities that have the principal value or interest rate tied to anything not specifically allowed as permissible investments in these guidelines
- Any structured note must maintain a constant spread relationship with its underlying acceptable index
- Collateralized mortgage obligations cannot be more sensitive to interest-rate changes than the underlying mortgage-backed security

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Restricted Direct Investments – Prohibited

- Short Sales or Margin Transactions
- Investments in Commodities or Commodity Contracts
- Direct loans or extension lines of credit to any interested party
- Letter Stock
- Unregistered securities and private placements (except those regulated by SEC Rule 144a or as specifically permitted by the Board)
- Investments and assets for which a generally recognized market is not available or for which there is no consistent or generally accepted pricing mechanism, unless specifically permitted by the Board

Other Postemployment Benefit (OPEB) Investments

These funds represent investments administered by the City's OPEB Fund Investment Managers. They comprise \$70,158,015 of the City's total fair value of investments and are exclusive of the \$918,014 held in cash by the Trustees. These investments are reported at fair value, which is derived through valuation efforts done by the City's investment managers in conjunction with the plan custodian. The fair values for the vast majority of these assets are readily available. For those assets whose fair value is less verifiable, the best available information is used. The City maintains separate investment managers for its equity and fixed income portfolios. The managers of these funds are permitted to invest in the following:

Equity Funds (Domestic)

- Common Stocks
- Stock Index Futures
- Convertible and Preferred Stocks
- American Depositary Receipts
- Real Estate Investment Trusts (REITs)
- Limited Liability Companies (LLCs)

Equity Funds (International)

- Restricted to managers specifically hired to invest in international equities
- Common and Preferred Stocks of foreign issuers domiciled in developed and developing countries (emerging markets)
- Forward Foreign Currency Exchange Contracts for hedging purposes
- American and Global Depositary Receipts and similar securities

Fixed Income Funds (Domestic)

- Must have a rating of investment grade (BBB/Baa) or better
- United States Treasury and Agency Securities
- Commercial Paper with either a Standard & Poor's quality rating of A-1 or a Moody's quality rating of P-1 and a maturity of 270 days or less

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- Certificates of Deposit up to the Federal Depository Insurance Corporation (FDIC) or Federal Savings and Loan Insurance Corporation (FSLIC) insurance coverage or any amount fully collateralized by US Government Securities or issued by an institution which is a qualified public depository within the State of Florida
- Corporate Bonds, Mortgage-Backed Securities, or Asset Backed Securities
- Yankee Bonds
- Convertible Securities
- Money Market or Cash Equivalent Securities

Fixed Income Funds (International)

- Investment Grade Sovereign Issued Debt
- Investment Grade Corporate Bonds and Commercial Paper

Cash Equivalents

- Certificates of Deposit, Commercial Paper, Direct Obligations of the U.S. Government, Repurchase Agreements, Bankers Acceptances, Custodian STIFs, and other appropriate liquid short-term investments

Real Estate and Alternative Assets

- Discretionary commingled vehicles such as insurance company separate accounts, open-end or closed-end funds and REITs holding either leveraged or unleveraged positions in real property and real property related assets
- All must be of institutional investment quality and must be diversified by property type and geographic location

Pooled or Commingled Funds

- The fund may invest in commingled vehicles such as mutual funds, LLCs or common trust funds that are invested in substantially the same manner and same investments as stated above

Derivatives

- No use of leverage
- No use of “linked” securities that have the principal value or interest rate tied to anything not specifically allowed as permissible investments in these guidelines
- Any structured note must maintain a constant spread relationship with its underlying acceptable index
- Collateralized mortgage obligations cannot be more sensitive to interest-rate changes than the underlying mortgage-backed security

Restricted Direct Investments – Prohibited

- Short Sales or Margin Transactions
- Investments in Commodities or Commodity Contracts
- Direct loans or extension lines of credit to any interested party

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- Letter Stock
- Unregistered securities and private placements (except those regulated by SEC Rule 144a or as specifically permitted by the Board)
- Investments and assets for which a generally recognized market is not available or for which there is no consistent or generally accepted pricing mechanism, unless specifically permitted by the Board

The City also imposes the following limitations on its investment managers:

Equity Managers

- The equity portion of each portfolio manager shall not be more than 10% invested in the securities of any one company at fair value
- The portfolio manager shall not make short sales or use margin or leverage
- The portfolio manager shall not be invested in commodities, private real estate, or investment art objects
- The portfolio manager shall not invest in options, including the purchase, sale or writing of options unless options are “covered” by the corresponding security
- The portfolio manager shall not invest in warrants, although warrants issued in connection with stocks held by the fund may be sold, held, or converted by the investment manager at its discretion

Fixed Income Managers

- Security ratings reduced beneath the three highest classifications after purchase should be sold by the portfolio manager within a reasonable period of time
- Except for treasury and agency obligations, the debt portion of the OPEB trust fund shall contain no more than 10% of a given issuer irrespective of the number of differing issues
- If commercial paper is used, it must be only of the highest quality (A-1 or P-1)
- Private placement debt is not permissible

Other than Defined Benefit Pension and OPEB Investments

These funds comprise \$383,633,903 of the City’s total fair value of investments. This figure excludes \$184,059,956 of deposits with financial institutions.

Deposits—The institutions in which the City’s monies were deposited were certified as Qualified Public Depositories under the *Florida Public Deposits Act*. Therefore, the City’s total bank balances on deposit are entirely insured or collateralized by the FDIC and the Bureau of Collateral Securities, Division of Treasury, State Department of Insurance. Additionally, under the terms of the Resolution, the Utility’s depository is restricted to be a bank, savings and loan association or trust company of the United States or a national banking association, having capital stock, surplus and undivided earnings aggregating at least \$10 million.

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Investments—The City's other investments are reported at fair value. Fair value is based on market values or independent pricing sources. Investments in commercial paper are recorded at amortized cost, which approximates fair value.

Florida Statutes and City ordinances authorize the City (excluding Cemetery and the Utility) to invest in the following investments:

- United States Treasury Debt Obligations
- Municipal Debt Obligations with a required AA/Aa2 rating by two or more Nationally Recognized Statistical Rating Organizations (NRSRO)
- United States Agency Securities
- Mortgage Backed Securities/Collateralized Mortgage Obligations/Asset Backed Securities with a required AAA/Aaa rating by a NRSRO; investments in securities that derive value and/or yield from an underlying asset must fall into one of the following categories: 1) security obligations that float with interest rates or external indexes such as LIBOR, Treasury Bills, Constant Maturity Treasury, Fed Funds, or Prime Rate; 2) security obligations that call or option features; or 3) security obligations that have step-up features at pre-determined intervals
- Interest Bearing Bank Deposits with Qualified Public Depository
- Certificates of Deposit
- Corporate Debt Obligations with a required A/A2 rating by two or more NRSROs
- Repurchase Agreements
- Bankers Acceptances with required investment grade rating of the accepting bank's short-term obligations by two or more NRSROs
- Commercial Paper with required A-1/P-1/F-1 rating by a NRSRO
- Florida Local Government Investment Pools
- Money Market Funds with required AAA/Aaa rating by a NRSRO
- United States Government and Agency Mutual Funds

Money belonging to the Evergreen Cemetery Trust Fund (a nonmajor special revenue fund), is invested in accordance with guidelines established by the Evergreen Cemetery Advisory Committee and/or as approved by the City Commission. These guidelines authorize investments in mutual funds including domestic equities, international equities and fixed income funds, as well as in a money market sweep account for cash balances held in the Evergreen Cemetery Trust bank account.

In accordance with Florida Statutes and the Resolution, the Utility is authorized to invest in the following investments:

- Obligations which are unconditionally guaranteed by the United States of America or its agencies or instrumentalities
- Repurchase Agreement Obligations unconditionally guaranteed by the United States of America or its agencies

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- Corporate Indebtedness; must be at a minimum acceptable level at time of purchase (AA/Aa3/AA by Standard & Poor's, Moody's Investor Service, and/or Fitch Ratings, respectively), and in one of the two highest rating categories of at least one other nationally recognized rating agency
- Direct and General Obligations of any state of the United States of America or of any agency, instrumentality, or local governmental unit of any such state (provided such obligations are rated by a nationally recognized bond rating agency in either of its two highest rating categories)
- Public Housing Bonds
- Certain Certificates of Deposit

Custodial Credit Risk

Deposits—Deposits are exposed to custodial credit risk if they are not covered by depository insurance and they are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent, but not in the City's name. All deposits of the City are either covered by depository insurance or are collateralized by the pledging financial institution's trust department or agent in the City's name.

Investments—Investment securities are exposed to custodial credit risk if they are uninsured and are not registered in the name of the government and are held by either the counterparty or by the counterparty's trust department or agent but not in the government's name. All identifiable investment securities of the City are either insured or are registered in the custodian's name for the benefit of the City and are held by the counterparty's trust department or agent.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by a rating by a nationally recognized statistical rating organization. The City has separate investment policies for its major investment categories. Detailed information on the City's policies on credit risk for investments is described above in the subsection titled "Investment Policies", separately for each major investment category. Guidelines for the credit ratings of specific types of investments are listed within each major investment category's investment policy description.

Presented below is the rating as of year-end for each investment type.

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Defined Benefit Pension Investments

Investment Type	Fair Value	Exempt from Disclosure	AAA	AA	A	BBB	BB
Equities	\$ 884,092,745	\$ 884,092,745	\$ -	\$ -	\$ -	\$ -	\$ -
Limited Partnerships	43,184,860	43,184,860	-	-	-	-	-
Real Estate	49,065,607	49,065,607	-	-	-	-	-
U.S. Treasury/Agency Securities	9,564,857	9,564,857	-	-	-	-	-
Corporate Bonds	3,343,434	-	5,795,350	75,212	882,735	1,350,802	139,335
Mortgage/Asset Backed Securities	12,039,293	-	3,362,493	252,825	1,273,757	1,949,162	201,056
Totals	\$1,006,290,796	\$ 985,908,069	\$ 14,157,843	\$ 428,037	\$ 2,156,492	\$ 3,299,964	\$ 340,391

OPEB Investments

Investment Type	Fair Value	Exempt from Disclosure	AAA	AA	A	BBB
Equities	\$ 59,796,801	\$ 59,796,801	\$ -	\$ -	\$ -	\$ -
Real Estate	7,727,031	7,727,031	-	-	-	-
U.S. Treasury/Agency Securities	800,107	800,107	-	-	-	-
Corporate Bonds	992,181	-	-	89,796	508,957	393,428
Mortgage/Asset Backed Securities	341,895	-	-	341,895	-	-
Totals	\$ 70,158,015	\$ 68,323,939	\$ -	\$ 931,691	\$ 508,957	\$ 393,428

Other than Defined Benefit Pension and OPEB Investments

Investment Type	Fair Value	Average Rating
Florida PRIME	\$ 145,913,815	AAAm
U.S. Treasury Securities	3,061,173	Exempt
Commercial Paper	138,121,835	(1)
U.S. Agency Securities	33,189,934	(2)
Corporate Bonds	33,347,146	(3)
Totals	\$ 383,633,903	

- (1) As of September 30, 2021, all of the Utility's commercial paper investments were rated P-1 by Moody's Investor Service and/or A-1 by Standard & Poor's and/or F1 or NR by Fitch Ratings.
- (2) As of September 30, 2021, the Utility's FFCB, FHLMC, and FHLB were rated Aaa by Moody's Investor Service, and AA+ or NR by Standard & Poor's, and AAA or NR by Fitch Ratings.
- (3) As of September 30, 2020, all of the Utility's corporate holdings were rated A3 or better by Moody's Investor Service and/or A or better by Standard & Poor's and/or NR or A or better by Fitch Ratings.

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Concentration of Credit Risk

Investments in any one issuer that represent 5% or more of the City's investments are reported below. The City's investment policies do not specifically restrict the concentration allowed to be held with any individual issuer, except that the equity portion of each portfolio manager shall not be more than 10% invested in the securities of any one company at fair value. Investments that represent 5% or more by each category are shown below by issuer and percent of total investments.

Defined Benefit Pension Investments

No investment in any one issuer exceeds 5% of total defined benefit pension investments.

OPEB Investments

No investment in any one issuer exceeds 5% of total OPEB investments.

Other than Defined Benefit Pension and OPEB Investments

As of September 30, 2021, the Utility had more than 5% of the investment portfolio invested with the following issuers:

<u>Issuer</u>	<u>Percent</u>
Federal Farm Credit Bank	10.49%
Federal Home Loan Bank	12.95%

Other assets held by the City at September 30, 2021, were in local government investment pools, which are exempt from disclosure requirements.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates.

The City's investment policies (excluding Cemetery and the Utility), limits maturities as follows:

United States Treasury Debt Obligations	15 years
Municipal Debt Obligations	7 years
United States Agency Securities	15 years
U.S. Agency Mortgage-Backed Securities	15 years
Private Mortgage-Backed Securities/Collateralized Mortgage Obligations/Asset Backed Securities	10 years
Interest Bearing Bank Deposits	Daily Liquidity
Certificates of Deposit	3 years
Corporate Debt Obligations	10 years
Repurchase Agreements	30 days
Bankers Acceptances	180 days
Commercial Paper	270 days
Money Market Funds	Daily Liquidity
U.S. Government and Agency Mutual Funds	Daily Liquidity

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The Utility's investment policy limits investments to securities with terms of ten years or less to reduce exposure to rising interest rates unless investments are matched to meet specific cash flow needs. Additionally, the average portfolio term is not to exceed seven years. The Bond Resolution further limits the Utility's investments of the Utility Plant Improvement and Rate Stabilization funds to no more than five years.

Information about the sensitivity of the fair values of the investments to market interest rate fluctuations is provided below, using the segmented time distribution method:

Defined Benefit Pension Investments

Investment Type	Fair Value	Exempt from Disclosure	< 2 Years	2-5 Years	5-10 Years	> 10 Years
Equities	\$ 884,092,745	\$ 884,092,745	\$ -	\$ -	\$ -	\$ -
Limited Partnerships	43,184,860	43,184,860	-	-	-	-
Real Estate	49,065,607	49,065,607	-	-	-	-
U.S. Treasury/Agency Securities	9,564,857	-	361,793	4,100,454	2,840,763	1,761,847
Corporate Bonds	3,343,434	-	751,744	3,576,830	2,478,000	1,536,860
Mortgage/Asset Backed Securities	12,039,293	-	1,084,740	5,161,245	3,575,670	2,217,638
Totals	\$1,006,290,796	\$ 976,343,212	\$ 2,698,277	\$ 12,838,529	\$ 8,894,433	\$ 5,516,345

OPEB Investments

Investment Type	Fair Value	Exempt from Disclosure	< 2 Years	2-5 Years	5-10 Years	> 10 Years
Equities	\$ 59,796,801	\$ 59,796,801	\$ -	\$ -	\$ -	\$ -
Real Estate	7,727,031	7,727,031	-	-	-	-
U.S. Treasury/Agency Securities	800,107	-	346,897	429,243	23,967	-
Corporate Bonds	992,181	-	103,055	346,407	542,719	-
Mortgage and Asset Backed	841,895	-	-	-	-	341,895
Totals	\$ 70,158,015	\$ 57,523,832	\$ 449,952	\$ 775,650	\$ 566,686	\$ 341,895

Other than Defined Benefit Pension and OPEB Investments

Investment Type	Fair Value	< 1 Years	1-5 Years
Florida PRIME ⁽¹⁾	\$ 145,913,815	\$ 145,913,815	\$ -
U.S. Treasury Securities	3,061,173	-	3,061,173
Commercial Paper	138,121,835	138,121,835	-
U.S. Agency Securities	63,189,934	-	63,189,934
Corporate Bonds	33,347,146	7,035,116	26,312,030
Totals	\$ 383,633,903	\$ 291,070,766	\$ 92,563,137

⁽¹⁾ The dollar weighted average days to maturity (WAM) of Florida PRIME at September 30, 2021, is 49 days. The weighted average life (WAL) of Florida PRIME at September 30, 2021, is 64 days.

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Note 4 - Hedging Activities

Interest Rate Hedges

The Utility is a party to certain interest rate swap agreements. Under its interest rate swap programs, the Utility either pays a variable rate of interest, which is based on various indices, and receives a fixed rate of interest for a specific period of time (unless earlier terminated), or the Utility pays a fixed rate of interest and receives a variable rate of interest, which is based on various indices for a specified period of time (unless earlier terminated). These indices are affected by changes in the market. The net amounts received or paid under the swap agreements are recorded as an adjustment to interest on debt in the Statements of Revenues, Expenses, and Changes in Net Position. No money is initially exchanged when the Utility enters into a new interest rate swap transaction.

Terms, Fair Values, and Counterparty Credit Ratings – The terms, fair values, and counterparty credit ratings of the outstanding swaps as of September 30, 2021, were as follows:

Associated Bond Issue	2005B*	2005C*	2006A*	2007A*
Notional Amounts	\$2,155,000	\$14,060,000	\$13,590,000	\$134,020,000
Effective Date	11/16/2005	11/16/2005	7/6/2006	3/1/2007
Fixed Payer Rate	SIFMA	3.200%	3.224%	3.944%
			68.00% of	
	77.14% of	60.36% of	10YR LIBOR	
Variable Receiver Rate	1MO LIBOR	10YR LIBOR	Less 0.3635%	SIFMA
Fair Value	\$435	(\$544,813)	(\$588,883)	(\$38,891,012)
Termination Date	10/1/2021	10/1/2026	10/1/2026	10/1/2036
Counterparty Credit Rating	Aa2/AA-	Aa2/A+/AA	Aa2/AA-	Aa2/AA-

Associated Bond Issue	2008B*	2008B*	2017B*	2017B*
Notional Amounts	\$58,500,000	\$31,500,000	\$105,000,000	\$45,000,000
Effective Date	2/13/2008	2/13/2008	11/7/2017	11/7/2017
Fixed Payer Rate	4.229%	4.229%	1.760%	1.559%
			70.00% of	70.00% of
Variable Receiver Rate	SIFMA	SIFMA	1MO LIBOR	1MO LIBOR
Fair Value	(\$15,940,774)	(\$8,596,845)	(\$5,818,162)	(\$1,177,547)
Termination Date	10/1/2038	10/1/2038	10/1/2044	10/1/2044
Counterparty Credit Rating	Aa2/A+/AA	Aa2/A+/AA	A1/A+/A+	Aa3/A+/A+

Associated Bond Issue	2017C*	2014A*	2019A*
Notional Amounts	\$115,000,000	\$34,025,000	\$153,820,000
Effective Date	1/1/2020	10/1/2024	10/1/2029
Fixed Payer Rate	1.410%	1.054%	1.171%
	70.00% of	70.00% of	70.00% of
Variable Receiver Rate	1MO LIBOR	1MO LIBOR	1MO LIBOR
Fair Value	(\$5,752,037)		\$7,035,971
Termination Date	10/1/2047	10/1/2044	10/1/2047
Counterparty Credit Rating	Aa3/A+/A+	Aa2/A+/AA-	Aa2/A+/AA-

* See “Basis Risk” section below for details.

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Fair Value – All of the swap agreements, except for the 2005B, 2014A, and 2019A swap, had a negative fair value as of September 30, 2021. Due to the lower interest rate environment, as compared to the period when the swaps were entered into, the fixed payer rates currently exceed the variable receiver rates:

	Fair Value of Interest Rate Swaps at September 30, 2021	Changes in Fair Value	Changes in Deferred (Inflow)/ Outflow	Changes in Regulatory (Assets)/Liabilities for Ineffective Instruments
2005B	\$ 435	\$ 1,025	\$ -	\$ (1,025)
2005C	(544,813)	512,652	-	(512,652)
2006A	(588,883)	555,081	-	(555,081)
2008B	(15,940,774)	4,872,704	(4,872,704)	-
2008B	(8,596,845)	2,627,403	(2,627,403)	-
2007A	(38,891,012)	12,601,953	(12,601,953)	-
2017B	(5,818,162)	8,853,844	(8,853,844)	-
2017B	(1,177,547)	2,883,350	(2,883,350)	-
2017C	(5,752,037)	12,856,230	(12,856,230)	-
2014A	1,208,003	1,557,279	(1,557,279)	-
2019A	7,035,971	6,617,099	(6,617,099)	-
	<u>\$ (69,065,664)</u>	<u>\$ 53,938,620</u>	<u>\$ (52,869,862)</u>	<u>\$ (1,068,758)</u>

Interest Rate Swap Payments – Debt service requirements on the interest rate swaps using interest rates in effect at September 30, 2021, are as follows:

Year Ending September 30,	Debt Service
2022	\$ 13,431,048
2023	13,124,654
2024	12,770,396
2025	12,674,960
2026	12,210,868
2027-2031	58,424,655
2032-2036	44,906,244
2037-2041	29,713,700
2042-2046	16,527,640
2047-2051	859,523
Total	<u>\$ 214,643,688</u>

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Credit Risk – As of September 30, 2021, although most of the fair value of the interest rate swaps was negative, the Utility has structured its swap agreements to minimize credit risk. To mitigate the potential for credit risk, the Utility has negotiated additional termination event and collateralization requirements in the event of a ratings downgrade. Failure to deliver the Collateral Agreement to the Utility as negotiated and detailed in the Schedule to the International Swaps and Derivative Agreements (ISDA) master agreement for each counterparty would constitute an event of default with respect to that counterparty.

Basis Risk – The swaps expose the City to basis risk as follows:

- The 2005 Series B Swap is exposed to basis risk through the potential mismatch of 77.14% of one-month LIBOR and SIFMA rate. As a result, savings may not be realized. As of September 30, 2021, the one-month LIBOR rate was 0.8025%, and SIFMA rate was at 0.05%, which places the SIFMA at approximately 62% of one-month LIBOR at that date.
- The 2005 Series C Swap is exposed to basis risk through the potential mismatch of 60.36% of 10 Year LIBOR and the variable 31-day rollover rate. As a result, savings may not be realized. As of September 30, 2021, the 10 Year LIBOR rate was at 1.548%.
- The 2006 Series A Swap is exposed to basis risk through the potential mismatch of 68% of 10-year LIBOR less 0.36% and the variable 31-day rollover rate. As a result, savings may not be realized.
- The 2007 Series A and the 2008 Series B Swaps are exposed to the difference between SIFMA and the variable 31-day rollover rate.
- The 2017 Series B and C Swaps are exposed to the difference between 70% of the one-month LIBOR and 70% of the one-month LIBOR plus bank fee times the margin rate factor (corporate tax change from 35% to 21%, effective with the Tax Reform in January 1, 2018). As a result, savings may not be realized.
- The 2014 Series A and the 2019 Series A Swaps are forward starting swaps with effective dates of October 1, 2024 and October 1, 2029, respectively. The will be exposed to the difference between 70% of the one-month LIBOR and the variable rollover rate.

Termination Risk – The swap agreement will be terminated at any time if certain events occur that result in one party not performing in accordance with the agreement. The swap can be terminated due to illegality, a credit event upon merger, an event of default, or if credit ratings fall below established levels.

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Interest Rate Risk – This risk is associated with the changes in interest rates that will adversely affect the fair values of the Utility’s swaps and derivatives. The Utility mitigates this risk by actively reviewing and negotiating its swap agreements.

Rollover Risk – The Utility is exposed to this risk when its interest rates swap agreements mature or terminate prior to the maturity of the hedged debt. When the counterparty to the interest rate swap agreements chooses to terminate early, the Utility will be re-exposed to the rollover risk. Currently, there is no early termination option being exercised by any of the Utility’s interest rate swap counterparties.

Market Access Risk – This risk is associated with the event that the Utility will not be able to enter credit markets for interest rate swap agreements or that the credit market becomes more costly. The Utility maintains a strong credit rating of Aa3 from Moody’s, A from Standard and Poor’s, and A+ from Fitch Ratings. Currently the Utility has not encountered any credit market barriers.

Effectiveness – Of the interest rate swap agreements, eight have been deemed effective, while three have been deemed ineffective as of September 30, 2021. The ineffective portion related to interest rate swap agreements is recorded as a regulatory asset in the amount of \$1,133,261 as of September 30, 2021.

The unrealized gain on interest rate swap agreements was \$53,938,620 representing an increase in fair value of hedging derivatives at September 30, 2021. There were no realized gains or losses related to interest rate swaps as of September 30, 2021.

Fuel Hedges

Natural Gas

The Utility conducts a risk management program with the intent of reducing the impact of fuel price increases for its customers. The program utilizes futures and options contracts that are traded on the New York Mercantile Exchange (NYMEX) so that prices may be fixed or reduced for given volumes of gas that the utility projects to consume during a given production month. This program is based on feedback and direction from the Utility’s Risk Oversight Committee, consultation and recommendations from reputable risk management sources, and close monitoring of the market.

Realized losses related to gas hedging positions were recorded as an addition of fuel costs of \$0 for September 30, 2021. Unrealized gains and losses related to gas hedging agreements are deferred in a regulatory account and recognized in earnings as fuel costs are incurred. The Utility did not have any fuel hedges at September 30, 2021.

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Petroleum Fuel

The City utilizes futures contracts, maintained with a Futures Commission Merchant (broker) to hedge the effects of fluctuations in the prices of gasoline and diesel fuels. The fuel hedging program is designed to minimize large budget variances resulting from the volatility of fuel prices. The maximum allowed hedge maturity is 24 months and maximum hedge ratio is 100% of forecasted consumption. The program is primarily overseen by the City's Risk Oversight Committee.

Realized losses related to these fuel hedging positions were recorded as a reduction of fuel costs of \$604,599 for the fiscal year ended September 30, 2021. The unrealized gain related to the fuel hedging agreement in the amount of \$808,796 is reported as a deferred inflow of resources on the statement of net position.

Note 5 - Fair Value Measurements

The City records assets and liabilities in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, which determines fair value, establishes a framework for measuring fair value and expands disclosures about fair value measurement.

Fair value is defined in GASB Statement No. 72 as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (an exit price). Fair value is a market-based measurement for a particular asset or liability based on assumptions that market participants would use in pricing the asset or liability. Such assumptions include observable and unobservable inputs of market data, as well as assumptions about risk and the risk inherent in the inputs to the valuation technique.

As a basis for considering market participant assumptions in fair value measurements, GASB Statement No. 72 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three broad levels:

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs that reflect the City's own assumptions about factors that market participants would use in pricing the asset or liability (including assumptions about risk).

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

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Real estate investments are valued by market assumptions provided by the individual managers of each fund. The managers determine the fair value of the underlying investments of the fund then allocate their fair value to the City's investments based on the percentage of ownership it has in the fund. For investments in certain entities that calculate net asset value (NAV) that do not have a readily determinable fair value, the City is permitted to report fair value on the NAV per share as a practical expedient, where certain conditions are met. Such measurements are included within the disclosure, but should not be classified as Level 1, Level 2, or Level 3 within the hierarchy.

Fair value measurements are performed on a recurring basis. Financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement. Management's assessment of the significance of a particular input to the fair value measurement requires judgement and may affect the valuation of fair value assets and liabilities and their place within the fair value hierarchy levels. The City categorizes its investments within the fair value hierarchy as follows:

Defined Benefit Pension Investments

		Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level	Total Investments			
Equities	\$ 884,092,745	\$ 884,092,745	\$ -	\$ -
U.S. Treasury/Agency Securities	9,564,857	9,564,857	-	-
Mortgage/Asset Backed Securities	12,039,293	-	12,039,293	-
Corporate Bonds	8,343,434	-	8,343,434	-
Total Investments by Fair Value Level	\$ 914,040,329	\$ 893,657,602	\$ 20,382,727	\$ -
Investments Measured at NAV	Total Investments	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Real Estate Strategies ¹	\$ 49,065,607	\$ 5,593,000	Daily, Quarterly	Next Day, 1-90 Days, Subjective
Alternative Investments ²	43,184,860	-	Monthly, Quarterly, or Biannual	10-40 Days, Subjective
Total Investments Measured at NAV	92,250,467	5,593,000		
Total Investments	\$ 1,006,290,796			

¹ *Real Estate Strategies* – This type includes three commingled real estate funds comprised of diversified commercial and residential real estate investments. Participation in these investments is through commingled funds with ownership measured in shares of the funds. These investments typically provide daily or quarterly liquidity with redemption requests processed the following day or within 1-90 days, subject to certain restrictions and the availability of cash. On

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March 20, 2020, the Principal U.S. Property Account applied a redemption limitation that provides for redemptions on a pro rata basis as cash balances become available for distribution. The Defined Benefit Pension Investments had no redemptions in queue as of September 30, 2021.

² *Alternative Investments* – This type includes four funds with a variety of investments including structured credit investments, high yield credit investments, and residential bridge loans, which offer attractive risk/return profiles, and provide portfolio diversification. Participation in these funds is through a collective trust, commingled funds and limited partnerships, with ownership measured in shares of the collective trust, commingled funds, or partners' capital. These investments typically provide monthly, quarterly, or biannual liquidity with redemption requests required 10-40 days prior to trade settlement date, subject to certain restrictions and the availability of cash.

OPEB Investments

	September 30, 2021	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level				
Equities	\$ 59,796,801	\$ 59,796,801	\$ -	\$ -
U.S. Treasury/Agency Securities	800,107	-	800,107	-
Mortgage/Asset Backed Securities	841,895	-	-	841,895
Corporate Bonds	992,181	-	992,181	-
Total Investments by Fair Value Level	\$ 62,430,984	\$ 59,796,801	\$ 1,792,288	\$ 841,895
Investments Measured at NAV	Total Investments	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Real Estate Strategies ¹	\$ 7,727,031	\$ 5,000,000	Quarterly	60 Day Written, Subjective
Total Investments Measured at NAV	7,727,031	5,000,000		
Total Investments	\$ 70,158,015			

¹ *Real Estate Strategies* – This type includes one core private real estate fund comprised of commercial and residential real estate investments as of September 30, 2021. Participation in this fund is through a limited partnership with ownership measured in shares of partners' capital. These holdings are typically illiquid with redemption requests permitted with 60 days written notice prior to the end of the quarter, subject to certain restrictions and the availability of cash.

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Other than Defined Benefit Pension and OPEB Investments

Investments by Fair Value	September 30, 2021	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets				
U.S. Treasury Securities	\$ 3,061,173	\$ -	\$ 3,061,173	\$ -
U.S. Agency Securities	63,189,934	-	63,189,934	-
Corporate Bonds	33,347,146	-	33,347,146	-
Effective Fuel Hedging Derivatives	808,796	-	808,796	-
Total Investments at Fair Value Level	\$ 100,407,049	\$ -	\$ 100,407,049	\$ -
Liabilities				
Effective Interest Rate Swaps	(67,932,403)	-	(67,932,403)	-
Ineffective Interest Rate Swaps	(1,133,261)	-	(1,133,261)	-
Total Financial Instruments	\$ (69,065,664)	\$ -	\$ (69,065,664)	\$ -

The City's investment in Florida PRIME is administered by the State Board of Administration (SBA) and represents an investment in a pool of investments whereby the City owns a share of the respective pool, not the underlying securities. The City's investment in Florida PRIME qualifies under the provisions of GASB Statement No. 79 to be measured at amortized cost for financial reporting purposes. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

Money market investments and participating interest-earning investment contracts, including commercial paper, that have a remaining maturity at the time of purchase of one year or less are measured at amortized cost.

For the City's Other Than Defined Benefit Pension and OPEB Investments, valuation methods of the primary fair value measurements are as follows:

- Investments in debt securities are valued using Level 2 measurements because the valuations use interest rate curves and credit spreads applied to the terms of the debt instrument (maturity and coupon interest rate) and consider the counterparty credit rating.
- Commodity derivatives, such as futures, swaps and options, which are ultimately settled using prices at locations quoted through clearinghouses are valued using level 1 inputs.

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- Other hedging derivatives, such as swaps settled using prices at locations other than those quoted through clearinghouses and options with strike prices not identically quoted through a clearinghouse, are valued using Level 2 inputs. For these instruments, fair value is based on pricing algorithms using observable market quotes.

Note 6 - Investment in The Energy Authority

The Utility has an equity investment in The Energy Authority (TEA), a power marketing corporation comprised of seven municipal utilities as of September 30, 2021: Municipal Electric Authority of Georgia, Jacksonville Electric Authority (Florida), South Carolina Public Service Authority, Nebraska Public Power District, GRU, City Utilities of Springfield (Missouri), and American Municipal Power, Inc. (Ohio). TEA provides energy products and resource management services to equity members and nonmembers and allocates transaction savings and operating expenses to equity members pursuant to Settlement Procedures under the Operating Agreement.

In the Statement of Revenues, Expenses, and Changes in Net Position, the Utility's sales to and purchases from TEA are recorded in sales and service charges and operations and maintenance expenses, respectively. Sales to TEA were \$3,576,014 and purchases from TEA were \$8,758,410 for the year ended September 30, 2021. The Utility's equity interest was 5.90% for fiscal year 2021 and accounted for using the equity method of accounting. As of September 30, 2021, the Utility's investment in TEA was \$4,083,312.

Through a combination of agreements, the Utility guaranteed credit received by TEA for \$20,042,857 as of September 30, 2021. TEA evaluates its credit needs periodically and requests equity members to adjust their guarantees accordingly. The guarantee agreements are intended to provide credit support for TEA when entering into transactions on behalf of equity members. Such guarantees are within the scope of GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, and would require the equity members to make payments to TEA's counterparties if TEA failed to deliver energy, capacity, or natural gas as required by contract, or if TEA failed to make payment for the purchases of such commodities. If guarantee payments are required, the Utility has rights with other equity members that such payments be apportioned based on certain criteria. The guarantees generally have indefinite terms; however, the Utility can terminate its guarantee obligations by providing notice to counterparties and others, as required by the agreements. Such terminations would not pertain to any transactions TEA entered into prior to notice being given. As of September 30, 2021, the Utility had not recorded a liability related to these guarantees.

The table below contains unaudited condensed financial information for TEA for the nine months ended September 30, 2021:

CITY OF GAINESVILLE, FLORIDA
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Condensed Statement of Operations	(In Thousands)
Total Revenue	\$ 2,086,069
Total Cost of Sales and Expense	(1,958,481)
Operating Income	127,588
Nonoperating Income (Expense)	22
Change in Net Position	127,610
Net Position, Beginning of Period	49,512
Capital Contributions	(6)
Member Distributions	(107,700)
Net Position, End of Period	\$ 69,416

Condensed Balance Sheet

Assets:	
Current Assets	\$ 329,376
Noncurrent Assets	63,331
Total Assets	392,707
Liabilities:	
Current Liabilities	291,886
Noncurrent Liabilities	31,405
Total Liabilities	323,291
Total Net Position	69,416
Total Liabilities and Net Position	\$ 392,707

As of September 30, 2021, the Utility's accounts receivable due from TEA totaled approximately \$772,562.

Note 7 - Receivables

Amounts receivable are aggregated into a single accounts receivable (net of allowance for doubtful accounts) line for certain funds and aggregated columns. Below is the detail of receivables for the governmental and business-type activities as September 30, 2021:

	Governmental Activities				Business-Type Activities		
	General Fund	Nonmajor Governmental Funds	Internal Service Funds	Governmental Activities	Utility Fund	Nonmajor Enterprise Funds	Business-Type Activities
Accounts Receivable, Gross	\$ 3,025,169	\$ 2,289,662	\$ 2,412	\$ 5,317,243	\$ 58,690,947	\$ 4,206,971	\$ 52,897,918
Allowance	(1,356,182)	-	-	(1,356,182)	(678,946)	-	(678,946)
Net Accounts Receivable	1,668,987	2,289,662	2,412	3,961,061	58,012,001	4,206,971	52,218,972
Due from Other Governments	1,030,958	2,067,995	-	3,098,953	-	4,996,802	4,996,802
Total Receivables	\$ 2,699,945	\$ 4,357,657	\$ 2,412	\$ 7,060,014	\$ 58,012,001	\$ 9,203,773	\$ 77,215,774

CITY OF GAINESVILLE, FLORIDA
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Note 8 - Capital Assets

Capital asset activity for the fiscal year ended September 30, 2021, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets, Not Being Depreciated:				
Land	\$ 36,565,003	\$ 188,426	\$ -	\$ 36,753,429
Construction in Progress	11,837,972	3,684,078	(6,797,220)	8,724,830
Total Capital Assets, Not Being Depreciated	48,402,975	3,872,504	(6,797,220)	45,478,259
Capital Assets, Being Depreciated:				
Buildings	91,969,969	150,360	-	92,120,329
Improvements Other Than Buildings	28,066,146	8,059,891	-	36,126,037
Machinery and Equipment	57,290,290	3,161,045	(2,166,236)	58,285,099
Infrastructure	276,726,800	1,695,774	-	278,422,574
Total Capital Assets, Being Depreciated	454,053,205	13,067,070	(2,166,236)	464,954,039
Less Accumulated Depreciation:				
Buildings	(38,850,885)	(2,478,959)	-	(41,329,844)
Improvements Other Than Buildings	(15,056,416)	(1,496,953)	-	(16,553,369)
Machinery and Equipment	(39,587,341)	(4,153,819)	2,123,921	(41,617,239)
Infrastructure	(143,569,156)	(7,240,491)	-	(150,809,647)
Total Accumulated Depreciation	(237,063,798)	(15,370,222)	2,123,921	(250,310,099)
Total Capital Assets Being Depreciated, Net	216,989,407	(2,303,152)	(42,315)	214,643,940
Governmental Activities Capital Assets, Net	\$ 265,392,382	\$ 1,569,352	\$ (6,839,535)	\$ 260,122,199
Business-Type Activities				
Capital Assets, Not Being Depreciated:				
Land	\$ 8,864,610	\$ -	\$ -	\$ 8,864,610
Construction in Progress	103,510,378	100,226,825	(70,027,577)	133,709,626
Total Capital Assets, Not Being Depreciated	112,374,988	100,226,825	(70,027,577)	142,574,236
Capital Assets, Being Depreciated:				
Utility Plant and Equipment	2,904,733,491	69,855,407	(22,437,677)	2,952,151,221
Buildings	45,625,148	74,787	-	45,699,935
Improvements Other Than Buildings	4,501,504	7,685	-	4,509,189
Machinery and Equipment	53,677,719	13,130,247	(1,160,992)	65,646,974
Infrastructure	55,573,117	-	-	55,573,117
Total Capital Assets, Being Depreciated	3,064,110,979	83,068,126	(23,598,669)	3,123,580,436
Less Accumulated Depreciation:				
Utility Plant and Equipment	(1,136,111,856)	(99,940,777)	14,899,093	(1,221,153,540)
Buildings	(9,808,132)	(1,209,809)	-	(11,017,941)
Improvements Other Than Buildings	(1,975,156)	(298,520)	-	(2,273,676)
Machinery and Equipment	(38,036,573)	(3,632,562)	1,158,254	(40,510,881)
Infrastructure	(25,607,632)	(1,410,647)	-	(27,018,279)
Total Accumulated Depreciation	(1,211,539,349)	(106,492,315)	16,057,347	(1,301,974,317)
Total Capital Assets Being Depreciated, Net	1,852,571,630	(23,424,189)	(7,541,322)	1,821,606,119
Business-Type Activities Capital Assets, Net	\$ 1,964,946,618	\$ 76,802,636	\$ (77,568,899)	\$ 1,964,180,355

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Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities	
General Government	\$ 334,461
Public Safety	2,803,226
Transportation	7,053,097
Economic Environment	91,699
Culture and Recreation	1,846,259
Depreciation on Capital Assets Held by the City's Internal Service Funds is Charged to the Various Functions Based on Their Usage of the Assets	3,241,480
Total	\$ 15,370,222
Business-Type Activities	
Utility	\$ 99,940,777
Regional Transit System	4,971,386
Stormwater	1,554,021
Florida Building Code Enforcement	1,822
Solid Waste	24,309
Total	\$ 106,492,315

Note 9 - Accounts Payable and Other Liabilities

Accounts payable and other liabilities as of September 30, 2021 consist of the following:

	Governmental Activities				Business-Type Activities		
	General Fund	Nonmajor Governmental Funds	Internal Service Funds	Governmental Activities	Utility Fund	Nonmajor Enterprise Funds	Business-Type Activities
Accounts Payable	\$ 4,953,690	\$ 2,430,266	\$ 1,491,033	\$ 3,874,989	\$ 10,734,677	\$ 10,142,398	\$ 20,877,075
Fuels Payable	-	-	-	-	9,214,700	-	9,214,700
Retainage Payable	-	317,829	-	317,829	-	64,999	64,999
Payroll and Related Liabilities	2,852,962	118,695	37,950	3,059,607	-	664,127	664,127
Insurance Claims and Reserves	-	-	8,506,405	8,506,405	-	-	-
Due to Other Governments	3,215	-	-	3,215	-	253,956	253,956
Due to Pension and OPEB Trust Funds	14,574,996	-	-	14,574,996	-	-	-
Deposits	352,248	284,173	-	936,421	-	-	-
Assets Held in Evidence	-	670,492	-	670,492	-	-	-
Total Accounts Payable and Other Liabilities	\$ 23,037,111	\$ 3,821,455	\$ 10,085,388	\$ 36,943,954	\$ 19,949,377	\$ 11,125,480	\$ 31,074,857

Note 10 - Retirement Plans

The City sponsors and administers two single-employer retirement plans, which are accounted for in separate Pension Trust Funds. Additionally, the City participates in the Florida Retirement System, a single retirement system which consists of two cost-sharing, multiple-employer defined benefit plans, and other non-integrated programs.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
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A. Employees' Pension Plan

Plan Description—The Employees' Pension Plan (Employees' Plan) is a contributory defined benefit single-employer pension plan that covers all permanent employees of the City, except certain personnel who elected to participate in the Defined Contribution Plan and who were grandfathered into that plan, and police officers and firefighters who participate in the Consolidated Plan. Benefits and refunds of the defined benefit pension plan are recognized when due and payable in accordance with the terms of the plan. The costs of administering the plan, like other plan costs, are captured within the plan itself and financed through contribution and investment income, as appropriate.

The City issues a publicly available financial report that includes financial statements and required supplementary information for the Employees' Plan. That report may be obtained by writing to City of Gainesville, Department of Financial Services, P.O. Box 490, Gainesville, Florida 32627 or by calling (352) 334-5054.

Benefits Provided—The Employees' Plan provides retirement, disability and death benefits. Prior to April 2015, disability benefits were provided through a separate plan which was subsequently terminated. Existing and future pension assets and pension liabilities were transferred to the Employees' Plan at that time.

Retirement benefits for employees are calculated as a fixed percent (often referred to as "the multiplier") of the employee's final average earnings (FAE) times the employee's years of service. The fixed percentage and final average earnings vary depending on the date of hire as follows:

Date of Hire	Fixed Percent of FAE (Multiplier)	Final Average Earnings
On or Before 10/01/2007	2.0%	Highest 36 consecutive months
10/02/2007 – 10/01/2012	2.0%	Highest 48 consecutive months
On or After 10/02/2012	1.8%	Highest 60 consecutive months

For service earned prior to 10/01/2012, the lesser number of unused sick leave or personal critical leave bank credits earned on or before 09/30/2012 or the unused sick leave or personal critical leave bank credits available at the time of retirement may be credited towards the employee's years of service for that calculation. For service earned on or after 10/01/2012, no additional months of service will be credited for unused sick leave or personal critical leave bank credits.

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Employees are eligible for normal retirement:

- If the date of hire occurred on or before 10/02/2007, after accruing 20 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 65 while still employed.
- If the date of hire was between 10/02/2007 and 10/01/2012, after accruing 25 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 65 while still employed.
- If the date of hire was on or after 10/02/2012, after accruing 30 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 65 while still employed.

Employees are eligible for early retirement:

- If the date of hire occurred on or before 10/01/2012, after accruing 15 years of pension service credit and reaching age 55 while still employed.
- If the date of hire was on or after 10/02/2012, after accruing 20 years of pension service credit and reaching age 60 while still employed.
- Under the early retirement option, the benefit is reduced by 5/12^{ths} of one percent for each month (5% for each year) by which the retirement date is less than the date the employee would reach age 65.
- Employees receive a deferred vested benefit if they are terminated after accruing five years of pension service credit but prior to eligibility for regular retirement. Those employees will be eligible to receive a benefit starting at age 65.

A 2% cost of living adjustment (COLA) is applied to retirements benefits each October 1 if the retiree has reached eligibility for COLA prior to that date. Eligibility for COLA is determined as follows:

- If the retiree had at least 20 years of credited service prior to 10/01/2012 and at least 20 years but less than 25 years of credited service upon retirement, COLA begins after reaching age 62.
- If the retiree had at least 20 years of credited service prior to 10/01/2012 and at least 25 years of credited service upon retirement, COLA begins after reaching age 60.
- If the retiree was hired on or before 10/01/2012 and had less than 20 years of credited service on or before 10/01/2012 and 25 years or more of credited service upon retirement, COLA begins after reaching age 65.
- If the retiree was hired after 10/01/2012 and had 30 years or more of credited service upon retirement, COLA begins after age 65.

Employees hired on or before 10/01/2012 are eligible to participate in the deferred retirement option plan (DROP) when they have completed 27 years of credited service and are still employed by the City. Such employees retire from the Employees' Plan but continue to work for the City. The retirement benefit is calculated as if the employee had terminated employment and is paid to a DROP account held within the pension plan until the employee

CITY OF GAINESVILLE, FLORIDA
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actually leaves the employment of the City. While in DROP, these payments earn a guaranteed rate of annual interest, compounded monthly. For employees who entered DROP on or before 10/01/2012, DROP balances earn 6% annual interest. For employees who entered DROP on or after 10/02/2012, DROP balances earn 2.25% annual interest. Employees may continue in the DROP for a maximum of 5 years or until reaching 35 years of service, whichever occurs earlier. Upon actual separation from employment, the monthly retirement benefits begin being paid directly to the retiree and the retiree must take their DROP balance plus interest as a lump-sum cash disbursement, roll into a retirement account or choose a combination of the two options.

Death benefits are paid as follows:

- If an active member retires after reaching normal retirement eligibility and had selected a tentative benefit option, benefit payments will be made to the beneficiary in accordance with the option selected.
- If an active member who is married dies after reaching normal retirement eligibility and did not previously select a tentative benefit option, the plan assumes the employee retired the day prior to death and elected the Joint & Survivor option naming their spouse as their beneficiary.
- If an active member who is not married dies after reaching normal retirement eligibility and did not previously select a tentative benefit option, or if an active member dies prior to reaching normal retirement eligibility, or if a nonactive member with a deferred vested benefit dies before age 65, the death benefit is a refund of the member's contributions without interest to the beneficiary on record.
- Continuation of retirement benefits after the death of a retiree receiving benefits is contingent on the payment option selected upon retirement. If the retiree has chosen a life annuity and dies prior to receiving benefits greater than the retiree's contributions to the plan, a lump sum equal to the difference is paid to the beneficiary on record.

Disability benefits are paid to eligible regular employees of the City who become totally and permanently unable to perform substantial work for pay within a 50-mile radius of the home or City Hall, whichever is greater, and who is wholly and continuously unable to perform any and every essential duty of employment, with or without a reasonable accommodation, or of a position to which the employee may be assigned. The basic disability benefit is equal to the greater of the employee's years of service credit times 2% with a minimum 42% for in line of duty disability and a minimum 25% for other than in line of duty disability, times the employee's final average earnings as would be otherwise calculated under the plan. The benefit is reduced by any disability benefit percent up to a maximum of 50% multiplied by the monthly Social Security primary insurance amount to which the employee would be initially entitled to as a disabled worker, regardless of application status. The disability benefit is limited to the lesser of \$3,750 per month or an amount equal to the maximum benefit percent, less reductions above and the initially determined wage replacement benefit made under workers' compensation laws.

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Plan Membership—At October 1, 2020, membership consisted of:

Active Plan Members	1,680
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	1,408
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	431
Total	<u><u>3,519</u></u>

Contribution Requirements—The contribution requirements of plan members and the City are established and may be amended by City Ordinance approved by the City Commission. The City is required to contribute at an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City contributes the difference between the actuarially determined rate and the contribution rate of employees. Plan members are required to contribute 5% of their annual covered salary. The City's required contribution rate for fiscal year 2021 was 5.91% of covered payroll. This rate was influenced by the issuance of the Taxable Pension Obligation Bonds, Series 2003A and the Special Obligation Revenue Bonds, Series 2020. Proceeds from these issues were utilized to retire the unfunded actuarial accrued liability at that time in the Employees' Plan. Differences between the required contribution and actual contribution are due to actual payroll experiences varying from the estimated total payroll used in the generation of the actuarially required contribution rate. Administrative costs are financed through investment earnings.

Net Pension Liability/(Asset)—At September 30, 2021, the City reported a net pension liability/(asset) for the Employees' Plan of \$(72,874,654). The Employees' Plan net pension liability was measured as of September 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of October 1, 2020, rolled-forward to the measurement date.

Significant Actuarial Assumptions—The Employees' Plan total pension liability was determined by an actuarial valuation performed as of October 1, 2020, using the following actuarial methods and assumptions:

<u>Actuarial Assumptions</u>	
Inflation	2.50%
Salary Increases	Service Based
Investment Rate of Return	7.90%
Discount Rate	7.90%

Mortality rates were based on the Pub. H-2010 Mortality Tables. All rates are projected generationally with Mortality Improvement Scale MP-2018. The assumed rates of mortality are mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumption

CITY OF GAINESVILLE, FLORIDA
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used in either of the two most recent valuations of the Florida Retirement System (FRS). The mortality rates used are those outlined in the July 1, 2020 FRS actuarial valuation report for nonspecial risk lives.

Long-Term Expected Rate of Return—The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. For 2021 the inflation rate assumption was 2.5%. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the Employees' Plan target asset allocation as of September 30, 2021 are summarized in the following table:

	Target Allocation	Long-Term Expected Rate of Return
Domestic Equity	47.00%	7.50%
International Equity	28.00%	8.50%
Domestic Fixed Income	8.00%	2.50%
Real Estate	12.00%	4.50%
Alternative	5.00%	6.99%
Total	100%	

Discount Rate—The discount rate used to measure the total pension liability was 7.90%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the actuarially determined contribution rates less the member contributions. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF GAINESVILLE, FLORIDA
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Changes in Net Pension Liability/(Asset)—

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at October 1, 2020	\$ 602,264,766	\$ 577,437,181	\$ 24,827,585
Changes for the Year:			
Service Cost	9,191,329	-	9,191,329
Interest	46,718,121	-	46,718,121
Differences Between Expected and Actual Experience	922,294	-	922,294
Changes of Assumptions	574,399	-	574,399
Benefit Payments, Including Refunds of Employee Contributions	(37,766,711)	(37,766,711)	-
Contributions - Employer	-	5,461,714	(5,461,714)
Contributions - Employee	-	5,307,109	(5,307,109)
Net Investment Income	-	144,933,044	(144,933,044)
Administrative Expense	-	(593,485)	593,485
Net Changes	9,639,432	17,341,671	(97,702,239)
Balance at September 30, 2021	\$ 621,904,198	\$ 694,778,852	\$ (72,874,654)

Sensitivity of the Net Pension Liability/(Asset) to Changes in the Discount Rate—The following presents the net pension liability/(asset), calculated using the discount rate of 7.90%, as well as what the net pension liability/(asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (6.90%) or 1 percentage-point higher (8.90%) than the current rate:

	1% Decrease (6.90%)	Current Discount Rate (7.90%)	1% Increase (8.90%)
Net Pension Liability (Asset)	\$ (2,762,011)	\$ (72,874,654)	\$ (131,775,403)

Pension Plan Fiduciary Net Position—Detailed information about the Employees' Plan fiduciary net position is available in the separately issued Employees' Plan financial report.

CITY OF GAINESVILLE, FLORIDA
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Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources—For the year ended September 30, 2021, the City recognized pension expense for the Employees' Plan of \$(4,329,260). At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to the Employees' Plan from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	\$ 3,426,398	\$ 952,777
Changes of Assumptions	3,857,289	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	60,101,979
Total	\$ 7,283,687	\$ 61,054,756

Amounts reported as deferred outflows of resources and deferred inflows of resources related to the Employees' Plan will be recognized in pension expense as follows:

Fiscal Year Ending	Pension Expense Amount
2022	\$ (10,366,418)
2023	(6,942,671)
2024	(16,834,610)
2025	(19,876,819)
2026	249,449
Thereafter	-
Total	\$ 53,771,069

B. Police Officers' and Firefighters' Consolidated Retirement Plan

Plan Description—The Police Officers' and Firefighters' Consolidated Retirement Plan (Consolidated Plan) is a contributory defined benefit single-employer pension plan that covers City sworn police officers and firefighters. The Plan is established under City of Gainesville Code of Ordinances, Article 7, Chapter 2, Division 8. It complies with the provisions of Chapter 112, Part VII, Florida Statutes; Chapter 22D-1 of the Florida Administrative Code; Chapters 175 and 185, Florida Statutes; and Article X, Section 14 of the Florida Constitution, governing the establishment, operation and administration of plans.

Benefits and refunds of the defined benefit pension plan are recognized when due and payable in accordance with the terms of the plan. The costs of administering the plan, like other plan costs, are captured within the plan itself and financed through contribution and investment income, as appropriate.

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The City issues a publicly available financial report that includes financial statements and required supplementary information for the Consolidated Plan. That report may be obtained by writing to City of Gainesville, Department of Financial Services, P.O. Box 490, Gainesville, Florida 32627 or by calling (352) 334-5054.

Benefits Provided—The Consolidated Plan provides retirement, disability and death benefits. Retirement benefits for employees are calculated as a fixed percent (often referred to as “the multiplier”) of the employee’s final average earnings (FAE) times the employee’s years of service.

For Police Officers, the final average monthly earnings (FAME) are the average of pensionable earnings during the 36 to 48-month period (depending on date of hire) that produces the highest earnings. For Police Officers, the benefit multiplier is 2.5% for credited service before 10/01/2005, 2.625% for credited service from 10/01/2005 to 07/01/2013 and 2.5% for credited service on and after 07/01/2013.

Police Officers are eligible for normal retirement:

- If the date of hire occurred prior to 07/01/2013, after accruing 20 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 55 while still employed or attaining a combination of credited service and age that equals seventy (Rule of Seventy).
- If the date of hire was on or after 07/01/2013, after accruing 25 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 55 while still employed or attaining a combination of credited service and age that equals seventy.

Police Officers are eligible for early retirement:

- After accruing 10 years of pension service credit and reaching age 50 while still employed.
- Under the early retirement option, the benefit is reduced 3% for each year by which the retirement date is less than the date the employee would reach age 55.
- Employees may choose to receive a refund on contributions to the plan or to receive a deferred vested benefit if they are terminated after accruing 10 years of pension service credit but prior to eligibility for regular retirement. Those employees will be eligible to receive a benefit starting at age 55 with no reduction or at age 50 with the early retirement penalty above.

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For Police Officers, a 1-2% cost of living adjustment (COLA) is applied to retirement benefits each October 1 if the retiree has reached eligibility for COLA prior to that date. Eligibility for COLA for Police Officers is determined as follows:

- If the retiree was eligible for retirement on or before 07/01/2013 and had at least 25 years of credited service upon retirement, 2% COLA begins after reaching age 55.
- If the retiree was eligible for retirement on or before 07/01/2013 had 20 years of credited service upon retirement, 2% COLA begins after reaching age 62.
- If the retiree was eligible for retirement after 07/01/2013 and had 25 years of credited service upon retirement 1% COLA begins after reaching age 55 and the COLA increases to 2% after reaching age 62.
- If the retiree retired under the Rule of Seventy with less than 20 years of credited service upon retirement, COLA begins after age 62. Effective July 1, 2013, Police Officers retiring under the Rule of Seventy are ineligible for COLA.

For Firefighters, the final average monthly earnings (FAME) are the average of pensionable earnings during the 36-month period that produces the highest earnings. For Firefighters, the benefit multiplier is 2.5% for credited service before 10/01/2005, 2.625% for credited service from 10/01/2005 to 12/31/2013 and 2.5% for credited service on and after 01/01/2014. For service earned prior to 01/01/2014, the lesser number of unused sick leave credits earned on or before 12/31/2013 or the unused sick leave bank credits available at the time of retirement may be credited towards the employee's years of service for that calculation. For service earned on or after 01/01/2014, no additional months of service will be credited for unused sick leave credits.

Firefighters are eligible for normal retirement:

- If the date of hire occurred prior to 01/01/2014, after accruing 20 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 55 while still employed or attaining a combination of credited service and age that equals seventy (Rule of Seventy).
- If the date of hire was on or after 01/01/2014, after accruing 25 years of pension service credit, regardless of age or after accruing 10 years of pension service credit and reaching age 55 while still employed or attaining a combination of credited service and age that equals seventy.

Employees are eligible for early retirement:

- After accruing 10 years of pension service credit and reaching age 50 while still employed.
- Under the early retirement option, the benefit is reduced 3% for each year by which the retirement date is less than the date the employee would reach age 55.
- Employees may choose to receive a refund on contributions to the plan or to receive a deferred vested benefit if they are terminated after accruing 10 years of pension service credit but prior to eligibility for regular retirement. Those employees will be eligible to receive a benefit starting at age 55 with no reduction or at age 50 with the early retirement penalty above.

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For Firefighters, a 2% cost of living adjustment (COLA) is applied to retirement benefits each October 1 if the retiree has reached eligibility for COLA prior to that date. Eligibility for COLA for Firefighters is determined as follows:

- If the retiree had at least 25 years of credited service upon retirement, COLA begins after reaching age 55.
- If the retiree had 20 years of credited service upon retirement, COLA begins after reaching age 62.
- If the retiree retired under the Rule of Seventy with less than 20 years of credited service upon retirement, COLA begins after age 62.

Both Police Officers and Firefighters are eligible to participate in the deferred retirement option plan (DROP) when they have completed 25 years of credited service and are still employed by the City (or meet the Rule of Seventy). Such employees retire from the Consolidated Plan but continue to work for the City. The retirement benefit is calculated as if the employee had terminated employment and is paid to a DROP account held within the pension plan until the employee actually leaves the employment of the City. While in DROP, these payments earn a guaranteed rate of annual interest, (5.5% for Firefighters and 4.5% for Police Officers) compounded monthly. Employees may continue in the DROP for a maximum of 5 years or until reaching 35 years of service, whichever occurs earlier.

Upon actual separation from employment, the monthly retirement benefits begin being paid directly to the retiree and the retiree must take their DROP balance plus interest as a lump-sum cash disbursement, roll into a retirement account or choose a combination of the two options. The Consolidated Plan also provides for a reverse DROP option.

Death benefits are paid as follows:

- If an active member retires after reaching normal retirement eligibility and had selected a tentative benefit option, benefit payments will be made to the beneficiary in accordance with the option selected.
- If an active member with less than ten years of service dies before reaching normal retirement eligibility, the death benefit is a refund to the beneficiary of 100% of the member contributions without interest.
- If an active member with at least ten years of service dies before reaching normal retirement eligibility, the beneficiary is entitled to the benefits otherwise payable to the employee at early or normal retirement age, based on the accrued benefit at the time of death.
- Continuation of retirement benefits after the death of a retiree receiving benefits is contingent on the payment option selected upon retirement. If the retiree has chosen a life annuity and dies prior to receiving benefits greater than the retiree's contributions to the plan, a lump sum equal to the difference is paid to the beneficiary on record.

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The monthly benefit for a service-incurred disability is the greater of the employee's accrued benefit as of the date of disability or 42% of the FAME. The monthly benefit for a nonservice-incurred disability is the greater of the accrued benefit as of the date of disability or 25% of the FAME. Payments continue until the death of the member or until the 120th payment, payable to the designated beneficiary if no option is elected. There is no minimum eligibility requirement if the injury or disease is service-incurred. If the injury or disease is not service-incurred, the employee must have at least five years of service to be eligible for disability benefits.

Plan Membership—At October 1, 2020, membership consisted of:

Active Plan Members	410
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	469
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	39
Total	<u><u>918</u></u>

Contribution Requirements—The contribution requirements of plan members and the City are established and may be amended by City Ordinance approved by the City Commission in accordance with Part VII, Chapter 112, Florida Statutes. The City is required to contribute at an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Firefighters contribute 9.0% of gross pay and Police Officers contribute 7.5% of gross pay. The City's contribution rate for fiscal year 2021 was 9.72% of covered payroll for police personnel and 7.01% for fire personnel. This rate was influenced by the issuance of the Taxable Pension Obligation Bonds, Series 2003B and the Special Obligation Revenue Bonds, Series 2020. Differences between the required contribution and actual contribution are due to actual payroll experiences varying from the estimated total payroll used in the generation of the actuarially required contribution rate. Administrative costs are financed through investment earnings.

Net Pension Liability/(Asset)—At September 30, 2021, the City reported a net pension liability/(asset) for the Consolidated Plan of \$(42,328,552). The Consolidated Plan net pension asset was measured as of September 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of October 1, 2020, rolled forward to the measurement date.

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Significant Actuarial Assumptions—The Consolidated Plan total pension liability was determined by an actuarial valuation performed as of October 1, 2020, using the following actuarial methods and assumptions:

<u>Actuarial Assumptions</u>	
Inflation	2.50%
Salary Increases	Service Based
Investment Rate of Return	7.90%
Discount Rate	7.90%

Mortality rates were based on the PubS. H-2010 (Below Median) Combined Fully Generational Mortality Table, set forward one year. 50% of deaths among active members are assumed to be service incurred, and 50% are assumed to be non-service incurred. Disabled mortality is based 80% on the PubG. H-2010 Disability Retiree Mortality Table and 20% on the PubS.H-2010 Disability Retiree Mortality Table. All rates are projected generationally with Mortality Improvement Scale MP-2018. The assumed rates of mortality are mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumption used in either of the two most recent valuations of the Florida Retirement System (FRS). The mortality rates used are those outlined in the July 1, 2019 FRS actuarial valuation report for non-special risk lives.

The most recent actuarial experience study used to review the other significant assumptions was conducted in 2017.

Long-Term Expected Rate of Return— The long-term expected rate of return on pension plan investments can be determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. For 2021 the inflation rate assumption of the investment advisor was 2.50%. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of geometric real rates of return for each major asset class included in the Consolidated Plan's target asset allocation as of September 30, 2021 are summarized in the following table:

	<u>Target Allocation</u>	<u>Long-Term Expected Rate of Return</u>
Large Cap Equity	35.00%	6.80%
Small Cap Equity	15.00%	7.60%
International Equity	20.00%	7.70%
Securitized Credit	5.00%	3.20%
High Yield	7.50%	4.00%
Real Estate	17.50%	4.90%
Total	<u>100%</u>	

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Discount Rate—The discount rate used to measure the total pension liability was 7.90%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the actuarially determined contribution rates less the member and State contributions. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability/(Asset)—

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at October 1, 2020	\$ 302,407,734	\$ 296,918,562	\$ 5,489,172
Changes for the Year:			
Service Cost	4,235,165	-	4,235,165
Interest	23,425,956	-	23,425,956
Share Plan Allocation	398,142	-	398,142
Differences Between Expected and Actual Experience	159,551	-	159,551
Changes of Assumptions	(4,514,316)	-	(4,514,316)
Contributions - Employer	-	2,048,850	(2,048,850)
Contributions - State	-	1,537,422	(1,537,422)
Contributions - Employee	-	2,314,580	(2,314,580)
Benefit Payments, Including Refunds of Employee Contributions	(20,223,626)	(20,223,626)	-
Net Investment Income	-	66,246,836	(66,246,836)
Administrative Expense	-	(622,712)	622,712
Other Adjustments	-	(2,754)	2,754
Net Changes	3,480,872	51,298,596	(47,817,724)
Balance at September 30, 2021	\$ 305,888,606	\$ 348,217,158	\$ (42,328,552)

Sensitivity of the Net Pension Liability/(Asset) to Changes in the Discount Rate—The following presents the net pension liability, calculated using the discount rate of 7.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.90%) or 1 percentage-point higher (8.90%) than the current rate:

	1% Decrease (6.90%)	Current Discount Rate (7.90%)	1% Increase (8.90%)
Net Pension Liability (Asset)	\$ (7,364,085)	\$ (42,328,552)	\$ (71,429,745)

Pension Plan Fiduciary Net Position—Detailed information about the Consolidated Plan's fiduciary net position is available in the separately issued Consolidated Plan financial report.

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Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources—For the year ended September 30, 2021, the City recognized pension expense for the Consolidated Plan of \$(6,229,255). At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to the Consolidated Plan from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	\$ 598,264	\$ 1,046,562
Changes of Assumptions	2,464,174	3,761,930
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	28,305,644
Total	\$ 3,062,438	\$ 33,114,136

Amounts reported as deferred outflows of resources and deferred inflows of resources related to the Consolidated Plan will be recognized in pension expense as follows:

Fiscal Year Ending	Pension Expense Amount
2022	\$ (5,703,297)
2023	(5,320,852)
2024	(8,983,451)
2025	(9,318,304)
2026	(725,794)
Thereafter	-
Total	\$ 30,051,698

C. Florida Retirement System (FRS) Retirement Benefits

Plan Description—The City's elected officials are eligible to participate in the FRS, a single retirement system administered by the State of Florida, Department of Management Services, Division of Retirement, which consists of two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. An annual financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Web site (www.dms.myflorida.com).

The Florida Retirement System (FRS) Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options.

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

Benefits Provided—Benefits under the FRS Pension Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings.

The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

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

Contribution Requirements—The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3.00% of their salary to the FRS Pension Plan. The employer's contribution rates for Elected Officials as of September 30, 2021, were 49.76% and 1.66% for FRS and HIS, respectively. The City's contribution for the year ended September 30, 2021 were \$87,405 to the FRS Pension Plan and \$4,002 to the HIS Program.

Pension Liabilities and Pension Expense—The City reported a liability for its proportionate share of the net pension liability of the FRS Pension Plan and its proportionate share of the net pension liability of the HIS Program. The net pension liabilities were measured as of June 30, 2021. The City's proportions of the net pension liabilities were based on its share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

	<u>FRS</u>	<u>HIS</u>
Net Pension Liability	\$ 184,112	\$ 89,472
Proportion at:		
Current Measurement Date	0.002437324%	0.000729398%
Prior Measurement Date	0.002696427%	0.000726771%
Pension Expense	\$ (21,167)	\$ 5,498

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Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions—At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	FRS		HIS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer Contributions After Measurement Date	\$ 19,054	\$ -	\$ 344	\$ -
Difference Between Expected and Actual Experience	31,557	-	2,994	37
Change of Assumptions	125,979	-	7,030	3,686
Changes of Proportion and Difference Between City Contributions and Proportionate Share of Contributions	13,651	114,753	5,594	5,170
Net Difference Between Projected and Actual Earnings on Pension Investments	-	642,321	93	-
Total	\$ 190,241	\$ 757,074	\$ 6,555	\$ 8,893

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year-end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2022. Other pension-related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Fiscal Year Ending	FRS Amount	HIS Amount
2022	\$ (115,703)	\$ 1,287
2023	(122,520)	370
2024	(150,205)	2,197
	(188,559)	1,824
2026	(8,900)	954
Thereafter	-	186
Total	\$ (585,887)	\$ 6,818

Actuarial Assumptions—The total pension liability for the FRS Pension Plan was determined by an actuarial valuation dated July 1, 2021. For the HIS Program, the total pension liability was determined by an actuarial valuation dated July 1, 2020.

The individual entry age normal actuarial cost method was used for each plan, along with the following significant actuarial assumptions:

	FRS	HIS
Inflation	2.40%	2.40%
Salary Increases	3.25%	3.25%
Investment Rate of Return	6.80%	N/A
Discount Rate	6.80%	2.16%

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Mortality assumptions for FRS Pension Plan were based on the PUB-2010 base table varying by member category and sex, projected generationally with Scale MP-2018. The HIS Plan was based on the Generational PUB-2010 with Projection Scale MP-2018.

For both plans, the actuarial assumptions were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

The long-term expected rate of return assumption of 6.80% consists of two building block components: 1) a real (in excess of inflation) return of 4.30%, consistent with the capital market outlook model developed during 2020 by the outside investment consultant to the Florida State Board of Administration; and 2) a long-term average annual inflation assumption of 2.40% as adopted in October 2020 by the FRS Actuarial Assumption Conference. The target allocation and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation (1)	Annual Arithmetic Return	Annual (Geometric) Return	Standard Deviation
Cash	1.0%	2.1%	2.1%	1.1%
Fixed Income	20.0%	3.8%	3.7%	3.3%
Global Equity	54.2%	8.2%	6.7%	17.8%
Real Estate	10.3%	7.1%	6.2%	13.8%
Private Equity	10.8%	11.7%	8.5%	26.4%
Strategic Investments	3.7%	5.7%	5.4%	8.4%
Assumed Inflation – Mean			2.4%	1.2%

Note: (1) As Outlined in the Plan's Investment Policy.

Discount Rate—The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.80%. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The discount rate used to measure the total pension liability for the HIS Pension Plan was 2.16%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

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Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate—The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the employer's proportionate share of the net pension liability if the discount rate was 1.00% higher or 1.00% lower than the current discount rate.

FRS

	1% Decrease (5.80%)	Current Discount Rate (6.80%)	1% Increase (7.80%)
City's Proportionate Share of the Net Pension Liability	\$ 823,361	\$ 184,112	\$ (350,229)

HIS

	1% Decrease (1.16%)	Current Discount Rate (2.16%)	1% Increase (3.16%)
City's Proportionate Share of the Net Pension Liability	\$ 103,438	\$ 89,472	\$ 78,030

Pension Plan Fiduciary Net Position—Detailed information about the Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State Administered Systems Annual Comprehensive Financial Report.

D. Summary of Defined Benefit Pension Plans

Below is a summary of the net pension liability, deferred inflows and outflows of resources, and pension expense for all defined benefit pension plans in which the City's employees participate:

Pension Plan	Net Pension Liability/(Asset)	Deferred Outflows of Resources	Deferred Inflows Resources	Pension Expense
Employees' Plan	\$ (72,874,654)	\$ 7,283,685	\$ 51,054,755	\$ (4,329,260)
Consolidated Plan	(42,328,552)	3,062,438	33,114,136	(6,229,255)
FRS (Proportionate Share)	184,112	190,241	757,074	(21,167)
HIS (Proportionate Share)	89,472	16,555	8,893	5,498
Total	\$ (114,929,622)	\$ 10,552,919	\$ 94,934,858	\$ (10,574,184)

E. Defined Contribution Pension Plan

Plan Description—The Defined Contribution Pension Plan is open to certain existing City professional and managerial employees. The plan is only available to newly hired at-will professional and managerial employees. The Commission of the City of Gainesville adopted this plan and related amendments through a City Ordinance.

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The plan is qualified under the provisions of Section 401A of the Internal Revenue Code. Assets of the Defined Contribution Plan are self-directed, and investment results are reported to employees quarterly. The City does not have fiduciary accountability for the Defined Contribution Pension Plan and, accordingly, the plan is not reported in the accompanying financial statements.

Funding Policy—The contribution requirements of plan members and the City are established and may be amended by City Ordinance approved by the City Commission in accordance with applicable State Statute. Plan members are required to contribute 5% of their annual covered salary. The City is required to contribute 10% of covered payroll. During fiscal year 2021, plan members contributed \$183,523 and the City contributed \$366,771.

Note 11 - Other Postemployment Benefits (OPEB) Plan

Plan Description—By ordinance enacted by the City Commission, the City has established the Retiree Health Insurance Program, a single-employer defined benefit postemployment health care plan that covers eligible retired employees. The OPEB Plan, which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue medical coverage as a participant in the City's plan. Administrative costs are financed through investment earnings.

The City of Gainesville issues a publicly available financial report that includes financial statements and required supplementary information for the Retiree Health Insurance Program and Trust Fund. That report may be obtained by writing to City of Gainesville, Finance Department, P.O. Box 490, Gainesville, Florida 32627 or by calling (352) 334-5054.

Benefits Provided—Prior to September 1, 2008, normal or early retirees are subsidized \$10.00 times the number of years of credited service plus \$5.00 times the number of years of age and portion thereof over 65, or minus \$5.00 times the number of years of age and portion thereof under 65, on the date the retiree first enters the Retiree Health Insurance Program or January 1, 2009, whichever is later.

DROP participants who have entered a regular DROP before September 1, 2008, or who have declared their intention to reverse DROP before September 1, 2008, shall have the period of employment while in the regular DROP, or the period of employment after the effective date of commencement of participation in the (reverse) DROP, added to credited service for purposes of the calculation described above.

For disabled retirees, the amount that the City will contribute towards the required premium, for persons who become retirees based upon application for disability retirement submitted before September 1, 2008, will be an amount equal to 80% of the individual premiums of the least costly

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city group health plan option being offered at that time. The City will contribute towards any other tier of coverage an amount equal to 150% of the individual premium of the least costly City group plan option being offered at that time.

For current retirees age 65 or older on January 1, 2009, the amount the City will contribute towards the required premium will be the greater of the amount contributed for the month of August 2008 or the amount determined under the provisions of the Retiree Health Insurance Program.

After August 31, 2008, normal or early retirees are subsidized \$10.00 times the number of years of credited service plus \$5.00 times the number of years of age and portion thereof over 65, or minus \$5.00 times the number of years of age and portion thereof under 65, on the date the retiree first enters the Retiree Health Insurance Program.

DROP participants who have entered a regular DROP after August 31, 2008, or who have declared their intention to reverse DROP after August 31, 2008, shall not have the period of employment while in regular DROP, or the period of employment after the effective date of commencement of participation in the (reverse) DROP, count as credited service for purposes of the calculation described above.

For disabled retirees, the amount that the City will contribute towards the required premium, for persons who become retirees based upon application for “in-line-of-duty” disability retirement under the Consolidated Plan or the Employees’ Plan, submitted after August 31, 2008, the City will contribute towards an individual premium an amount equal to 80% of the individual premiums of the least costly city group health plan option being offered at the time the disability retirement is approved. The City will contribute towards any other tier of coverage an amount equal to 150% of the individual premium of the least costly City group plan option being offered at the time the disability retirement is approved. For approved disabilities other than “in-line-of-duty”, the City will contribute 50% of the amount described above.

Those who do not meet the age and service requirements above are eligible for coverage only. Retirees must pay 100% of the active premium rates up to age 65, the 100% of the Medicare supplement premium rate.

Employees Covered by Benefit Terms—At October 1, 2019, the following employees were covered by the benefit terms:

Active Plan Members	2,307
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	1,431
Total	<u>3,738</u>

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Contributions—The contribution policy of the City is established and may be amended by the City at any time. The annual contribution consists of the normal cost amount developed annually plus, given there is any unfunded actuarial accrued liability (UAAL), an amount to amortize said UAAL over 10 years from inception. For the 2021 fiscal year, the actuarially determined contribution was \$0, and the City contributed a total of \$1,924,061 in explicit premiums to the OPEB Plan. The City's contribution rate is influenced by the issuance of \$35,210,000 Taxable Other Postemployment Benefit (OPEB) bonds to retire the unfunded actuarial accrued liability then existing in the Retiree Health Insurance Program Trust Fund.

Investment Policy—The City Commission has the responsibility to develop a policy for the investment of the assets of the Retiree Health Insurance Program Trust Fund. The investment of the assets must be consistent with the written investment policy adopted by the City Commission (Section 2-438 of the Gainesville City Code). The policies are structured to maximize the financial return to the Retiree Health Insurance Program Trust Fund consistent with the risks incumbent in each investment and are structured to establish and maintain an appropriate diversification of the assets. The City Commission periodically undertakes studies to evaluate the potential consequence of alternative investment strategies on the long-term well-being of the Retiree Health Insurance Program Trust Fund.

Net OPEB Liability/(Asset)—At September 30, 2021, the City reported a net OPEB Liability/(Asset) for the Retiree Health Insurance Program of \$(7,565,030). The net OPEB liability/(asset) was measured as of September 30, 2021, and the total OPEB liability used to calculate the net OPEB liability/(asset) was determined by an actuarial valuation as of October 1, 2019, rolled forward to the measurement date.

Significant Actuarial Assumptions—The total OPEB liability was determined by an actuarial valuation performed as of October 1, 2019, using the following actuarial methods and assumptions:

Inflation Rate	3.00%
Salary Increase	Service Based
Investment Return Rate	7.90%
Discount Rate	7.90%
Healthcare Cost Trend Rate	7.50% to 4.50%

All mortality rates were based on the RP-2000 mortality tables, including fully generational adjustments for mortality improvements using improvements scale BB, except for disabled mortality which has not been adjusted for mortality improvements. All mortality rates are those outlined in Milliman's July 1, 2018, Florida Retirement System (FRS) valuation report.

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Changes since the prior valuation include changes in census data, updated annual per capital claims costs based on plan experience, and updated premium rates to reflect those effective for 2021 fiscal year.

Long-Term Expected Rate of Return—The long-term expected rate of return on the Retiree Health Insurance Program Trust Fund investments can be determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. The assumed rate of inflation is 3.0% per year. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The following reflects the current target allocation and expected returns:

	Target Allocation	Long-Term Expected Rate of Return
Large Cap Value Equity	19.44%	6.00%
Large Cap Growth Equity	19.44%	5.90%
Small Cap Value Equity	11.11%	6.10%
Small Cap Growth Equity	11.11%	4.90%
International Value Equity	11.11%	4.90%
International Growth Equity	11.11%	4.90%
Core Fixed Income	5.57%	1.70%
Private Real Estate	11.11%	5.90%
Total	<u>100%</u>	

Discount Rate—The discount rate used to measure the total OPEB liability was 7.90%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the actuarially determined contribution rates less the member contributions. Based on those assumptions, the Retirement Health Insurance Program Trust Fund fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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Changes in Net OPEB Liability/(Asset)—

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability/(Asset)
Balance at October 1, 2020	\$ 64,015,882	\$ 52,009,254	\$ 2,006,628
Changes for the Year:			
Service Cost	1,488,138	-	1,488,138
Interest	4,977,350	-	4,977,350
Contributions - Employer	-	1,924,061	(1,924,061)
Net Investment Income	-	14,120,107	(14,120,107)
Net Benefit Payments	(5,096,043)	(5,096,043)	-
Administrative Expense	-	(6,982)	6,982
Net Changes	1,369,445	10,941,143	(9,571,698)
Balance at September 30, 2021	\$ 65,385,327	\$ 72,950,397	\$ (7,565,070)

Sensitivity of the Net OPEB Liability/(Asset) to Changes in the Discount Rate—The following presents the net OPEB liability/(asset), calculated using the discount rate of 7.90%, as well as what the City's net OPEB liability/(asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (6.90%) or 1 percentage-point higher (8.90%) than the current rate:

	1% Decrease (6.90%)	Current Discount Rate (7.90%)	1% Increase (8.90%)
Net OPEB Liability/(Asset)	\$ (937,377)	\$ (7,565,070)	\$ (13,230,823)

Sensitivity of the Net OPEB Liability/(Asset) to Changes in the Health Care Trend Rate—The following presents the net OPEB liability/(asset), calculated using the health care cost trend rate of 8.30%, as well as what the net OPEB liability/(asset) would be if it were calculated using a health care cost trend rates that are 1 percentage-point lower or 1 percentage-point higher than the current rate:

	1% Decrease	Current Trend Rate	1% Increase
Net OPEB Liability/(Asset)	\$ (14,865,966)	\$ (7,565,070)	\$ 1,110,617

OPEB Plan Fiduciary Net Position—Detailed information about the Retiree Health Insurance Program's fiduciary net position is available in the separately issued Retiree Health Insurance Program financial report.

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OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources—For the year ended September 30, 2021, the City recognized OPEB expense of \$363,411.

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	\$ 1,353,590	\$ 2,301,792
Changes of Assumptions	646,882	10,308,558
Net Difference Between Projected and Actual Earnings on OPEB Plan Investments	-	2,373,231
Total	<u>\$ 2,000,472</u>	<u>\$ 14,983,581</u>

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB will be recognized in OPEB Expense as follows:

Fiscal Year Ending	OPEB Expense Amount
2022	\$ (1,335,896)
2023	(1,095,449)
2024	(2,466,557)
2025	(3,881,757)
2026	(2,101,725)
Thereafter	<u>(2,101,725)</u>
Total	<u>\$ (12,983,109)</u>

Note 12 - Deferred Compensation Plan

The City of Gainesville offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The City has complied with the requirements of subsection (g) of IRC Section 457 and, accordingly, all assets and income of the plan are held in trust for the exclusive benefit of the participants and their beneficiaries.

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Note 13 - Long-Term Debt

Governmental Activities

- **\$15,892,220 Guaranteed Entitlement Revenue and Refunding Bonds, Series 1994** – 3.0% - 6.1%, final maturity 2024; payable solely from and secured by a lien upon and pledge of monies from the City's Guaranteed Entitlement Funds (Intergovernmental Revenues). Current Interest Paying Bonds were paid in full August 1, 2006. For Capital Appreciation Bonds, principal is payable August 1 and February 1 beginning August 1, 2018. Interest accrues to principal and is payable upon maturity or prior redemption. Interest accreted on unmatured bonds through September 30, 2021 is \$2,355,087.
- **\$40,042,953 Taxable Pension Obligation Bonds, Series 2003A** – 1.71% - 6.19%, issued March 14, 2003, final maturity October 2032, payable solely from non-ad valorem revenues. Current Interest Serial Bonds in the amount of \$1,970,000 were paid in full October 1, 2005. For Current Interest Term Bonds in the amount of \$20,125,000, interest is payable semiannually beginning April 1, 2003 and principal is payable annually beginning October 1, 2029. For Capital Appreciation Bonds, in the amount of \$17,947,953, principal is payable annually beginning October 1, 2006. Interest accrues to principal and is payable upon maturity. Interest accreted on unmatured bonds through September 30, 2021 is \$17,736,529. The bonds are not subject to redemption prior to maturity.
- **\$49,851,806 Taxable Pension Obligation Bonds, Series 2003B** – 3.07% - 5.42%, issued March 14, 2003, final maturity October 2033, payable solely from non-ad valorem revenues. Principal payable annually beginning October 1, 2006. Interest payable semi-annually beginning October 1, 2003. The bonds are not subject to redemption prior to maturity.
- **\$4,350,000 Capital Improvement Revenue Bonds, Series 2010** – 2.00% - 4.375%, issued July 13, 2010, final maturity October 1, 2030, payable solely from non-ad valorem revenues. Principal payable annually beginning October 1, 2011. Interest payable semi-annually beginning October 1, 2010. On April 9, 2021, the Capital Improvement Revenue Refunding Note, Series 2021 was issued to refund the Capital Improvement Revenue Bonds, Series 2010 and Capital Improvement Revenue Note, Series 2017. Series 2010 Bonds maturing on or after October 1, 2021 were called for redemption prior to maturity and there were no Series 2010 Bonds outstanding as of September 30, 2021.
- **\$6,230,000 Revenue Refunding Note Series 2011** – 2.36% fixed, issued November 1, 2011, final maturity July 1, 2022; payable solely from non-ad valorem revenues. This is a direct borrowing from Branch Banking and Trust Company. Proceeds from the Note were used to refinance all of the First Florida Governmental Finance Commission Series 2002 Bonds along with closing costs incurred.

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- **\$3,730,000 Revenue Note Series 2011A** – 2.29% fixed issued December 21, 2011, final maturity October 1, 2021; payable solely from non-ad valorem revenues. This is a direct borrowing from Compass Bank. Proceeds from the Note are to be used for partial funding of the renovation and reconstruction of the Police Department Headquarters, capital improvements and remediation improvements at Depot Park and other capital improvements.

- **\$14,715,000 Revenue Refunding Note Series 2014** – 2.4% fixed, issued February 14, 2014, final maturity October 1, 2025; payable solely from non-ad valorem revenues. This is a direct borrowing from TD Bank. Proceeds from the Note were used to refinance all of the Capital Improvement Revenue Bond Series 2005 Bonds along with closing costs incurred.

- **\$12,535,000 Capital Improvement Revenue Bonds, Series 2014** – 2.00% - 5.00%, issued December 17, 2014, final maturity October 2034, payable solely from non-ad valorem revenues. Principal payable annually beginning October 1, 2015. Interest payable semi-annually beginning April 1, 2015. The bonds are not subject to redemption prior to maturity. This note also funded an additional \$2,000,000 of capital improvements for which the debt and assets are reported in the Solid Waste enterprise fund.

- **\$10,426,642 Revenue Refunding Note Series 2016A** – 2.3% fixed, issued April 15, 2016, final maturity November 1, 2028; payable solely from non-ad valorem revenues. This is a direct borrowing from TD Bank. Proceeds from the Note were used to refinance all of the First Florida Governmental Financing Commission Loan, Series 2005 and the First Florida Governmental Financing Commission Loan, Series 2007 and partial refunding of the Capital Improvement Revenue Note Series 2009 along with closing costs incurred. This note also funded an additional \$1,543,358 for capital improvements in the Solid Waste and Stormwater Management enterprise funds.

- **\$6,630,000 Capital Improvement Revenue Notes, Series 2016B** – 2.4% fixed, issued April 15, 2016, final maturity October 1, 2031, payable solely from non-ad valorem revenues. Annual principal payments begin on October 1, 2017. Semi-annual interest payments begin November 1, 2016. This is a direct borrowing with TD Bank. Proceeds from the Note are to be used for partial funding of the road resurfacing and repairs and streetscapes.

- **\$10,365,000 Capital Improvement Revenue Note, Series 2017** – 2.75% fixed, issued December 7, 2017 to finance the cost of: (1) acquiring, installing, and consulting costs related to implementing a Human Resources ERP system; (2) acquisition, construction, improvement and equipping a South Main Street firehouse; and (3) street, curb, storm water infrastructure improvements and other capital costs. This is a direct borrowing with Center State Bank. Payable solely from non-ad valorem revenues, principal payments on the note are payable annually commencing October 1, 2018 with a maturity date of October 1, 2037. Interest payments on the note is payable semi-annually on April 1 and October 1 of each year. On April 9,

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2021, the Capital Improvement Revenue Refunding Note, Series 2021 was issued to refund the Capital Improvement Revenue Bonds, Series 2010 and Capital Improvement Revenue Note, Series 2017. As of September 30, 2021, there was no balance outstanding for the Series 2017 Revenue Note.

- **\$8,535,000 Capital Improvement Revenue Note, Series 2019** – 1.97% fixed, issued October 11, 2019 to finance the cost of public safety equipment, vehicles, general capital improvement projects and other capital costs. Payable solely from non-ad valorem revenues with principal payments due annually, beginning October 1, 2020 with a maturity date of October 1, 2034. Interest payments on the note are due semiannually beginning April 1, 2020.
- **\$206,080,000 Taxable Special Obligation Revenue Bonds, Series 2020** – 0.541% - 3.097% issued September 11, 2020 to retire a portion of the net pension liability for the Employees' Plan and Consolidated Plan. Payable solely from non-ad valorem revenues with principal payments due annually beginning October 1, 2021. Interest is payable semiannually beginning April 1, 2021. Certain of the bonds are subject to redemption prior to the stated dates of maturity.
- **\$11,473,000 Capital Improvement Revenue Refunding Note, Series 2021** – 1.75% fixed, issued April 9, 2021 to refund the Capital Improvement Revenue Bonds, Series 2010 and the Capital Improvement Revenue Note, Series 2017. Payable solely from non-ad valorem revenues with principal payments due annually beginning October 1, 2021 with a maturity date of October 1, 2037. Interest is payable semiannually beginning October 1, 2021. The refunding reduced the City's total debt service payments by \$1,166,994 and resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,024,871.

Business-Type Activities – Utility Fund

- **\$55,135,000 Utilities System Revenue Bonds, 2005 Series C** – Variable interest rates based on market rates, 0.10% at September 30, 2021, dated November 16, 2005, final maturity October 1, 2026. The 2005 Series C Bonds are subject to redemption at the option of the City at a redemption price of 100% of the principal amount, plus accrued interest to the date of redemption. The 2005 Series C Bonds were issued to refund a portion of the City's Utilities System Revenue Bonds, 1996 Series A. In August 2012, the 2012 Series B Bonds (\$100,470,000) were issued to partially refund \$17,570,000 of bonds maturing from October 1, 2013 through October 1, 2017. In April 2019, the 2019 Series C Bonds, (\$67,355,000), were issued to partially refund \$18,515,000 of bonds maturing from October 1, 2019 through October 1, 2024. The refunding was to provide near-term debt relief and stabilize cash reserves. Aggregate debt service outstanding before refunding was \$23,960,688 and after refunding was \$3,813,100, a reduction of \$20,147,588 for this series. A Stand-by Bond Purchase Agreement (SBPA) with Barclays Bank PLC on May 20, 2020, provided an initial fee of 0.38% but has increased to 0.54%

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due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. The four-year agreement with Barclay's Bank PLC is stated to expire May 17, 2024. As of September 30, 2021, the related debt outstanding is \$3,090,000.

- **\$53,305,000 Utilities System Revenue Bonds, 2006 Series A** – Variable interest rates based on market rates, 0.08% at September 30, 2021, dated July 6, 2006, final maturity October 1, 2026. The 2006 Series A Bonds are subject to redemption at the option of the City, in whole or in part, at a redemption price equal to 100% of the principal amount plus accrued interest to the date of redemption. The 2006 Series A Bonds were issued to pay a portion of the cost of acquisition and construction of certain improvements to the City's utilities system and to refund a portion of the City's Utilities System Revenue Bonds, 1996 Series A. The 2006 Series A Bonds created a net present value savings of over \$6,200,000, with yearly cash savings ranging from approximately \$371,000 to over \$890,000. In August 2012, the 2012 Series B Bonds (\$100,470,000) were issued to partially refund \$25,930,000 of bonds maturing from October 1, 2013 through October 1, 2020. In April 2019, the 2019 Series C Bonds, (\$67,355,000), were issued to partially refund \$13,905,000 of bonds maturing from October 1, 2019 through October 1, 2024. The refunding was to provide near-term debt relief and stabilize reserves. Aggregate debt service outstanding before refunding was \$19,034,788 and after refunding was \$3,683,475, a reduction of \$15,351,313 for this series. A Stand-by Bond Purchase Agreement (SBPA) with Barclays Bank PLC on May 20, 2020, provided an initial fee of 0.38% but has increased to 0.54% due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. The four-year agreement with Barclay's Bank PLC is stated to expire May 17, 2024. As of September 30, 2021, the related debt outstanding is \$2,985,000.
- **\$139,505,000 Utilities System Revenue Bonds, 2007 Series A** – Variable interest rates based on market rates, 0.07% at September 30, 2021, dated July 6, 2006, final maturity October 1, 2036. The 2007 Series A Bonds are subject to redemption at the option of the City, in whole or in part, at a redemption price equal to 100% of the principal amount plus accrued interest to the date of redemption. The 2007 Series A Bonds were issued to refund a portion of the City's Utilities System Revenue Bonds, 2003 Series A and a portion of the City's Utilities System Revenue Bonds, 2005 Series A. The 2007 Series A Bonds created a net present value savings of over \$8,500,000, with yearly cash savings ranging from \$100,000 to \$500,000. In April 2019, the 2019 Series C Bonds, (\$67,355,000), were issued to partially refund \$8,430,000 of bonds maturing from October 1, 2019, through October 1, 2024. The refunding was to provide debt service relief and increase cash reserves for the next five years. Aggregate debt service outstanding before refunding was \$195,941,100 and after refunding was \$186,562,400, a reduction of \$9,378,700 for this series. A SBPA with State Street Bank and Trust was entered on March 1, 2007, and since amended most recently by the Fifth Amendment that is set to expire on June 30, 2025, with an initial fee of 0.59% but has increased to 0.69% due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. As of September 30, 2021, the related debt outstanding is \$127,750,000.

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- **\$105,000,000 Utilities System Revenue Bonds, 2008 Series A (Federally Taxable)** – 5.27%, dated February 13, 2008, final maturity October 1, 2020, and were partially refunded as part of the 2012 Series B Utilities System Revenue Bond issuances. The 2008 Series A Bonds are subject to redemption prior to maturity at the election of the City in whole or in part, at a redemption price equal to the greater of 100% of the principal amount, plus accrued and unpaid interest to the date of redemption, or the sum of the present values of the remaining scheduled payments of principal and interest on the bonds to be redeemed discounted to the date of redemption on a semiannual basis plus 12.5 basis points. The 2008 Series A Bonds were issued to pay costs of acquisition and construction of the City's utilities system. In August 2012, the 2012 Series B Bonds (\$100,470,000) were issued to partially refund \$14,405,000 of bonds maturing from October 1, 2014, through October 1, 2017. In December 2014, the 2014 Series B Bonds (\$30,970,000) were issued to redeem \$19,915,000 for portions of bonds maturing from October 1, 2015 through October 1, 2020. As of September 30, 2021, the related debt outstanding is \$0.
- **\$90,000,000 Utilities System Revenue Bonds, 2008 Series B** – Variable interest rates based on market rates, 0.04% at September 30, 2021, dated February 13, 2008, final maturity October 1, 2038. The 2008 Series B Bonds are subject to redemption prior to maturity at the election of the City in whole or in part, at a redemption price of 100% of the principal amount plus accrued interest to the date of redemption. The 2008 Series B Bonds were issued to pay costs of acquisition and construction of the City's utilities system. In April 2019, the 2019 Series C Bonds, (\$67,355,000), were issued to partially refund \$14,200,000 of bonds maturing from October 1, 2022 through October 1, 2024. The refunding was to provide debt service relief and increase cash reserves for the next five years. The refunding was to provide debt service relief and increase cash reserves for the next five years. Aggregate debt service outstanding before refunding was \$124,011,500 and after refunding was \$107,454,250, a reduction of \$16,557,250 for this series. A Stand-by Bond Purchase Agreement (SBPA) with Barclays Bank PLC on May 20, 2020, provided an initial fee of 0.38% but has increased to 0.54% due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. The four-year agreement with Barclay's Bank PLC is stated to expire May 17, 2024. As of September 30, 2021, the related debt outstanding is \$75,800,000.
- **\$156,900,000 Utilities System Revenue Bonds, 2009 Series B – Issuer Subsidy – Build America Bonds (Federally Taxable)** – 4.60% – 5.65%, dated September 16, 2009, final maturity October 1, 2039. The 2009 Series B Bonds are subject to redemption prior to maturity at the election of the City at a redemption price equal to the greater of 100% of the principal amount, plus accrued and unpaid interest to the date of redemption, or the sum of the present values of the remaining scheduled payments of principal and interest on the bonds to be redeemed discounted to the date of redemption on a semiannual basis plus 12.5 basis points. The 2009 Series B Bonds were issued to pay costs of acquisition and construction of the City's utilities system. As of September 30, 2021, the related debt outstanding is \$133,605,000.

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- **\$12,930,000 Utilities System Revenue Bonds, 2010 Series A (Federally Taxable)** – 5.87%, dated November 1, 2010, final maturity October 1, 2030. The 2010 Series A Bonds are subject to redemption prior to maturity at the election of the City at a redemption price equal to the greater of 100% of the principal amount, plus accrued and unpaid interest to the date of redemption; or the sum of the present values of the remaining scheduled payments of principal and interest on the bonds to be redeemed discounted to the date of redemption on a semiannual basis plus 12.5 basis points. The 2010 Series A Bonds were issued to: (a) pay costs of acquisition and construction of the City’s utilities system, (b) to provide for the payment of certain capitalized interest on the Taxable 2010 Series A Bonds, and (c) to pay the costs of issuance of the Taxable 2010 Series A Bonds. As of September 30, 2021, the related debt outstanding is \$12,930,000.
- **\$132,445,000 Utilities System Revenue Bonds, 2010 Series B – Issuer Subsidy – Build America Bonds (Federally Taxable)** – 6.02%, dated November 1, 2010, final maturity October 1, 2040. The 2010 Series B Bonds are subject to redemption prior to maturity at the election of the City at a redemption price equal to the greater of 100% of the principal amount, plus accrued and unpaid interest to the date of redemption, or the sum of the present values of the remaining scheduled payments of principal and interest on the bonds to be redeemed discounted to the date of redemption on a semiannual basis plus 12.5 basis points. The 2010 Series B Bonds were issued to: (a) pay costs of acquisition and construction of the City’s utilities system, (b) to provide for the payment of certain capitalized interest on the Taxable 2010 Series B Bonds, and (c) to pay the costs of issuance of the Taxable 2010 Series B Bonds. As of September 30, 2021, the related debt outstanding is \$132,445,000.
- **\$81,860,000 Utilities System Revenue Bonds, 2012 Series A – 2.50% – 5.00%**, dated August 2, 2012, final maturity October 1, 2028. The 2012 Series A Bonds were issued to: (a) provide funds to refund \$1,605,000 in aggregate principal amount of the 2003 Series A Bonds, (b) to provide funds to refund \$78,690,000 in aggregate principal amount of the 2005 Series A Bonds, and (c) to pay cost of issuance of the 2012 Series A Bonds. These bonds mature at various dates from October 1, 2021 to October 1, 2028. Those bonds maturing on and after October 1, 2023, are subject to redemption prior to maturity, at a redemption price so specified. As of September 30, 2021, the related debt outstanding is \$81,860,000.
- **\$100,470,000 Utilities System Revenue Bonds, 2012 Series B – Variable interest rates based on market rates, 0.10% at September 30, 2021**, dated August 2, 2012, final maturity October 1, 2042. The 2012 Series B Bonds were issued to: (a) refund \$31,560,000 in aggregate principal amount of the 2005 Series B Bonds, (b) provide funds to refund \$17,570,000 in aggregate principal amount of the 2005 Series C Bonds, (c) provide funds to refund \$25,930,000 in aggregate principal amount of the 2006 Series A Bonds, (d) provide funds to refund \$14,405,000 in aggregate principal amount of the 2008 Series A Bonds, and (e) pay costs of issuance of the 2012 Series B Bonds. These bonds mature at various dates through October 1,

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2042. The 2012 Series B Bonds are subject to redemption prior to maturity, at a redemption price so specified. In April 2019, the 2019 Series C Bonds, (\$67,355,000), were issued to partially refund \$1,860,000 of bonds maturing from October 1, 2021, through October 1, 2023. The refunding was to provide near-term debt relief and stabilize reserves. Aggregate debt service outstanding before refunding was \$147,105,250 and after refunding was \$145,097,250, a reduction of \$2,008,000 for this series. A Stand-by Bond Purchase Agreement (SBPA) with Barclays Bank PLC on May 20, 2020 provided an initial fee of 0.38% but increased to 0.54% due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. The four-year agreement with Barclay's Bank PLC is stated to expire May 17, 2024. As of September 30, 2021, the related debt outstanding is \$98,610,000.

- **\$37,980,000 Utilities System Revenue Bonds, 2014 Series A – 2.50% – 5.00%**, dated December 19, 2014, with final maturity October 1, 2044. The 2014 Series A Bonds were issued to: (a) provide funds for the payment of the cost and acquisition and construction of certain improvements to the System, and (b) pay costs of issuance of the 2014 Series A Bonds. These bonds mature at various dates beginning October 1, 2015, and from October 1, 2021 to October 1, 2034, October 1, 2039, and October 1, 2044. The bonds maturing prior to October 1, 2024 are not subject to redemption prior to maturity. The bonds maturing on and after October 1, 2025, are subject to redemption prior to maturity at the option of the City on and after October 1, 2024, as whole or in part at any time, at a redemption price plus interest so specified. A cancellable forward starting swap agreement with Bank of America, N.A., was entered on April 8, 2020, with cash flows effective on October 1, 2024. Details on the forward starting swap is located in Note 4. As of September 30, 2021, the related debt outstanding is \$37,835,000.
- **\$30,970,000 Utilities System Revenue Bonds, 2014 Series B – 3.13% – 5.00%**, dated December 19, 2014 with final maturity October 1, 2036. The 2014 Series B Bonds were issued to: (a) provide funds to refund \$12,725,000 in aggregate principal amount of a portion of the 2005 Series A Bonds; (b) provide funds to refund \$19,915,000 in aggregate principal amount of a portion of the 2008 Series A Bonds; and (c) pay costs of issuance of the 2014 Series B Bonds. These bonds mature at various dates beginning October 1, 2015, through October 1, 2020, from October 1, 2029, to October 1, 2030, and October 1, 2036. The bonds maturing prior to October 1, 2024, are not subject to redemption prior to maturity. The bonds maturing on and after October 1, 2025, are subject to redemption prior to maturity at the option of GRU on and after October 1, 2024, as whole or in part at any time, at a redemption price plus interest so specified. The 2014 Series B Bonds created a net present value savings of \$1,700,000, with yearly cash savings ranging from approximately \$11,000 to over \$600,000. As of September 30, 2021, the related debt outstanding is \$12,085,000.

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- **\$415,920,000 Utilities System Revenue Bonds, 2017 Series A** – 4.00% – 5.00%, dated November 7, 2017, with final maturity on October 1, 2040. The 2017 Series A Bonds were issued concurrently with 2017 Series B and Series C bonds to: (a) finance a portion of the costs of acquisition of the GREC Biomass Plant, and (b) pay cost of issuance. These bonds mature at various dates beginning October 1, 2018 and ending October 1, 2040. The 2017 Series A Bonds were issued at a premium of \$73,205,458 as serial bonds with the first optional call date of October 1, 2027. These bonds are subject to redemption prior to maturity. As of September 30, 2021, the related debt outstanding is \$395,340,000.
- **\$45,000,000 Utilities System Revenue Bonds, 2017 Series B** – Variable interest rates based on market rates, 0.87% at September 30, 2021, dated November 7, 2017, final maturity October 1, 2044, and issued concurrently with 2017 Series A and 2017 Series C Bonds to (a) finance a portion of the costs of acquisition of the GREC Biomass Plant and (b) pay cost of issuance. These bonds are direct placement bonds, and the sale was awarded to Wells Fargo Bank, N.A. initially and expired November 7, 2020. On October 15, 2020, an amendment in the Twenty-Eight Supplemental Resolution was approved to issue ‘Replacement Bonds’ which allows for restating and replacing the original Bond. It allowed for a ‘reduction’ of \$105,000,000 of the original outstanding notional. The new notional of 2017 Series B is \$45,000,000 and the sale was awarded to Wells Fargo Bank, N.A. TD Bank was awarded \$105,000,000 as a direct placement known as the 2020 Series B Bonds. The following are current terms of the agreement with Wells Fargo: (a) GRU pays variable rate at 80% of 1 Month LIBOR, (b) bank fee of 0.64% but has increased to 0.79% due to a rating downgrade from AA- to A by Standard and Poor’s in May 2021, calculated on the basis of 360 days, and (c) LIBOR index floor of 0.10%. The contract termination date is November 1, 2023. These bonds mature at various dates beginning October 1, 2040, with the final maturity date of October 1, 2044. As of September 30, 2021, the related debt outstanding is \$45,000,000.
- **\$115,000,000 Utilities System Revenue Bonds, 2017 Series C** – Variable interest rates based on market rates, 0.89% at September 30, 2021, dated November 7, 2017, final maturity October 1, 2047, and issued concurrently with 2017 Series A and 2017 Series B Bonds to: (a) finance a portion of the costs of acquisition of the GREC Biomass Plan, and (b) pay cost of issuance. These bonds are direct placement bonds, and the sale was awarded to Bank of America, N.A. initially and expired November 7, 2020. On October 15, 2020, an amendment in the Twenty-Ninth Supplemental Resolution was approved to issue ‘Replacement Bonds’ which allows for restating and replacing the original Bond with the following terms: (a) GRU pays variable rate at 80% of 1 Month LIBOR, (b) bank fee of 0.59% but has increased to 0.69% due to a rating downgrade from AA- to A by Standard and Poor’s in May 2021, calculated on the basis of 360 days, and (c) LIBOR index floor of 0.20%. The contract termination date is November 1, 2023. These bonds mature at various dates beginning October 1, 2044, with the final maturity date of October 1, 2047. As of September 30, 2021, the related debt outstanding is \$115,000,000.

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- **\$153,820,000 Utilities System Revenue Bonds, 2019 Series A** – 5.00%, dated April 12, 2019, with final maturity on October 1, 2047. The 2019 Series A Bonds were issued for the primary purpose of: (a) paying the costs of the acquisition, construction, and equipping of certain capital improvements to the System, (b) refunding the outstanding Utilities System Commercial Paper Notes, Series C, and (c) paying costs of issuance of the 2019 Series A Bonds. These bonds were issued at a premium and mature beginning on October 1, 2041 and ending on October 1, 2047. The 2019 Series A Bonds will be subject to redemption prior to maturity at the option of the City on and after October 1, 2029, as a whole or in part at any time, at a redemption price of 100% of the principal amount thereof, plus accrued interest. A cancellable forward starting swap agreement with Wells Fargo Bank, N.A., was entered on April 8, 2020, with cash flows effective on October 1, 2029. As of September 30, 2021, the related debt outstanding is \$153,820,000.
- **\$26,665,000 Utilities System Revenue Bonds, 2019 Series B (Federally Taxable)** – 3.875%, dated April 12, 2019 with final maturity on October 1, 2047. The 2019 Series B Bonds were issued for the primary purpose of: (a) paying the costs of the acquisition, construction, and equipping of certain capital improvements to the System, (b) refunding the outstanding Utilities System Commercial Paper Notes, Series D, (c) refunding all of the Utilities System Revenue Bonds, 2005 Series B (Federally Taxable), and (d) paying costs of issuance of the 2019 Series B Bonds. The refunding aggregate debt service presented a present value dissaving of (\$1,881,311). The 2019 Series B Bonds are term bonds and are subject to redemption through the mandatory sinking fund installments on October 1 in the years starting with 2041 at a redemption price of 100% of the principal amount thereof, plus accrued interest. As of September 30, 2021, the related debt outstanding is \$26,665,000.
- **\$67,355,000 Utilities System Revenue Bonds, 2019 Series C** – Variable interest rates based on market rates, 0.08% at September 30, 2021, dated April 26, 2019 with final maturity October 1, 2047. The 2019 Series C Bonds were issued for the primary purpose of: (a) refunding: (i) \$18,515,000 of the 2005 Series C Bonds, (ii) \$13,905,000 of the 2006 Series A Bonds, (iii) \$8,430,000 of the 2007 Series A Bonds, (iv) \$14,200,000 of the 2008 Series B Bonds, and (v) \$1,860,000 of the 2012 Series B Bonds, (b) paying the costs of the acquisition, construction, and equipping of certain capital improvements to the System, and (c) paying costs of issuance of the 2019 Series C Bonds. The present value savings generated from the partial refunding of the 2005 Series C Bonds, 2006 Series A Bonds, 2007 Series A Bonds, 2008 Series B Bonds, and 2012 Series B Bonds was \$8,118,771. Payment of the principal and interest on the 2019 Series C Bonds will be initially secured by a Letter of Credit (LOC) by Bank of America, N.A. with a fee of 0.35% but has increased to 0.40% due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. The LOC terminates on April 25, 2022. As of September 30, 2021, the related debt outstanding is \$67,355,000.
- **\$10,715,000 Utilities System Revenue Bonds, 2020 Series A** – 2.06% dated July 7, 2020, with a final maturity October 1, 2034. These 2020 Series A Bonds were issued to: (a) refund the 2010 Series C Bonds on July 7, 2020, and (b) pay cost of issuance. These bonds are direct placement

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bonds, and the sale was awarded to Bank of America, N.A. with a fixed rate of 2.06%. The 2020 Series A Bonds mature at various dates beginning October 1, 2020, and every year after with final maturity date of October 1, 2034. As of September 30, 2021, the related debt outstanding is \$10,705,000.

- **\$105,000,000 Utilities System Revenue Bonds, 2020 Series B** – Variable interest rates based on market rates, 0.76% at September 30, 2021, dated November 2, 2020, final maturity October 1, 2044, and originally issued as 2017 Series A concurrently with 2017 Series B and 2017 Series C Bonds to: (a) finance a portion of the costs of acquisition of the GREC Biomass Plant, and (b) pay cost of issuance. These bonds are direct placement bonds, and the sale was awarded to Wells Fargo Bank N.A. initially and expired November 7, 2020. On October 15, 2020, an amendment in the Thirty-Fourth Supplemental Resolution was approved to issue ‘Replacement Bonds’ which allows for restating and replacing the original 2017 Series A with the 2020 Series B and the following terms: (a) GRU pays variable rate at 80% of 1 Month LIBOR (b) bank fee of 0.46% but has increased to 0.56% due to a rating downgrade from AA- to A by Standard and Poor’s in May 2021, calculated on the basis of 360 days, and (c) LIBOR index floor of 0.20%. The contract termination date is November 1, 2023. These bonds mature at various dates beginning October 1, 2040, with final maturity date of October 1, 2044. As of September 30, 2021, the related debt outstanding is \$105,000,000.
- **\$95,760,000 Utilities System Revenue Bonds, 2021 Series A** – 5.00%, dated August 11, 2021, with final maturity on October 1, 2051. The 2021 Series A Bonds were issued as two subseries, \$39,475,000 as subseries A-1, designated as “Green Bonds” and \$56,285,000 as subseries A-2. The 2021 Series A Bonds were issued for the primary purpose of: (a) paying the cost of the acquisition, construction, and equipping of certain capital improvements to the system, and (b) pay cost of issuance. The “Green Bonds” have been independently verified by Kestrel Verifiers for certain water distribution and reclamation facility improvements, wastewater collection renewal and replacement, and reclaimed water recharge projects. These bonds mature at various dates beginning October 1, 2042 and ending October 1, 2051. The 2021 Series A Bonds were issued at a premium of \$30,032,591 as term bonds with the first optional call date of October 1, 2031. These bonds are subject to redemption prior to maturity. As of September 30, 2021, the related debt outstanding is \$95,760,000.
- **\$125,000,000 Utilities System Commercial Paper Notes, Series C Notes** – These tax-exempt notes were subordinated debt and may continue to be issued to refinance maturing Series C Notes or provide for other costs. On May 17, 2018, the City Commission approved the Fourth Amendment of the Second Supplemental Subordinated Utilities System Revenue Bond Resolution authorizing the issuance of additional Series C Commercial Paper. GRU issued \$40,000,000 in Series C Commercial Paper Notes on July 19, 2018. The Commercial Paper proceeds are to partially fund the 2018 capital improvement program for the System. Liquidity support for the Series C Notes is provided under a long-term credit agreement effective

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November 30, 2015, with Bank of America, NA at 0.45% and was set to expire November 30, 2018, but has been extended to November 30, 2021. The obligation of the bank may be substituted by another bank that meets certain credit standards and which is approved by the Utility and the Agent. Under terms of the agreement, the Utility may borrow up to \$125,000,000 with same day availability ending on the termination date, as defined in the agreement. On April 12, 2019, \$85,000,000 of the outstanding Series C Notes were refunded by the 2019 Series A Bonds. As of September 30, 2021, there were no Series C Notes outstanding.

- **\$25,000,000 Utilities System Commercial Paper Notes, Series D Notes** – In June 2000, a Utilities System Commercial Paper Note Program, Series D (taxable) was established in a principal amount not to exceed \$25,000,000. These taxable notes were subordinated debt. On December 16, 2014, the Utility issued \$8,000,000 of Series D Notes to provide funds for the cost of acquisition and construction of certain improvements to the telecommunications system. On April 12, 2019, \$8,000,000 of the outstanding Series D Notes were refunded by the 2019 Series B Bonds. Liquidity support for the Series D Notes is provided under a long-term credit agreement effective February 23, 2021, as a Fifth Amendment to the credit agreement with State Street Bank and Trust Company at a current fee of 0.64% but has since increased to 0.70% due to a rating downgrade from AA- to A by Standard and Poor's in May 2021. The credit agreement is stated to expire on June 30, 2025. As of September 30, 2021, there were no Series D Notes outstanding.
- **\$25,000,000 Utilities System Variable Rate Subordinated Utilities System Revenue Bonds, 2018 Series A** – On May 17, 2018, City Commission authorized a revolving line of credit on parity with commercial paper notes to finance from time-to-time tax exempt projects for the capital improvement plan for the electric system. The award of sale of purchase of the 2018 Series A Bond went to STI Institutional & Government, Inc. (SunTrust Bank), terms set forth in the purchase contract in the principal amount not to exceed \$25,000,000. The letter of credit (LOC) was stated to expire on August 3, 2021, but was amended on July 30, 2021, by an 'Allonge' to the Bond for a three-month extension to November 30, 2021. Agreements have been made in regard to the expiration of the credit agreement with SunTrust. The interest rate is 81% of 1 Month LIBOR plus 1.85% calculated on the basis of a 360-day year. The unused fee (liquidity fee) is 0.25%. As of September 30, 2021, there were no outstanding draws on this line of credit.
- **\$50,000,000 Utilities System Variable Rate Subordinated Revenue Bond, 2020 Series A** – On April 16, 2020, the City Commission adopted a resolution and authorized a taxable revolving line of credit of \$50,000,000 on parity with commercial paper notes to finance from time to time the taxable cost of projects for electric, water, wastewater, gas, and GRUCom systems. The award of sale of purchase of the 2020 Series A Bond went to Truist Bank, with terms set forth in the purchase contract not to exceed \$50,000,000. The contract of purchase is

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effective on April 29, 2020 and expires April 29, 2022. The interest rate is 1 Month LIBOR plus 1.85% calculated on the basis of a 360-day year. The unused fee (liquidity fee) is 0.30%. As of September 30, 2021, there were no outstanding draws on this line of credit.

To further comply with GASB Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*, the Utility states Article VIII Events of Default and Remedies of Bondholders, Section 801, in the Second Amended and Restated Utilities System Revenue Bond Resolution adopted September 21, 2017, in order to provide more information as it relates to: (1) events to default with finance-related consequences, (2) termination events, and (3) subjective acceleration clauses.

EVENTS OF DEFAULT AND REMEDIES OF BONDHOLDERS

SECTION 801.Events of Default. If one or more of the following Events of Default shall happen:

- (i) if default shall be made in: (a) the due and punctual payment of the principal or Redemption Price of any Bond (other than Parity Reimbursement Obligations) when and as the same shall become due and payable, whether at maturity or by call or proceedings for redemption, or otherwise, (b) in the due and punctual payment of any amounts due on Parity Reimbursement Obligations (after the lapse of any notice requirements or grace periods, or both, as provided by the applicable Parity Reimbursement Obligation);
- (ii) if default shall be made in the due and punctual payment of any installment of interest on any Bond or the unsatisfied balance of any Sinking Fund Installment, when and as such interest installment or Sinking Fund Installment shall become due and payable;
- (iii) the Revenues in any Fiscal Year shall be inadequate to comply with the requirements of Section 710 hereof, unless the City promptly takes remedial action to ensure compliance thereafter consistent with the determination of the Consulting Engineer rendered pursuant to paragraph 4 of Section 713 hereof;
- (iv) if default shall be made by the City in the performance or observance of any other of the covenants, agreements or conditions on its part in the Resolution or in the Bonds contained, and such default shall have continued for a period of 90 days after written notice specifying such default and requiring that it shall have been remedied and stating that such notice is a "Notice of Default" hereunder is given to the City by the Trustee or to the City and to the Trustee by the Holders of not less than 25% in principal amount of the Bonds Outstanding; provided, however, the City shall not be deemed in default hereunder if such default can be cured within a reasonable period of time and if the City in good faith institutes applicable curative action and within 90 days of such notice diligently pursues such action until the default has been corrected;

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- (v) a court having jurisdiction in the premises shall enter a decree or order providing for relief in respect of the City in an involuntary case under any applicable bankruptcy, insolvency, reorganization or other similar law now or hereafter in effect, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the City or for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and such decree or order shall remain unstayed and in effect for a period of ninety (90) days; or
- (vi) the City shall commence a voluntary case under any applicable bankruptcy, insolvency, reorganization or other similar law now or hereafter in effect, shall consent to the entry of an order for relief in an involuntary case under any such law, or shall consent to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of the City or for any substantial part of its property, or shall make any general assignment for the benefit of creditors, or shall fail generally to pay its debts as they become due or shall take any action in furtherance of the foregoing; then, and in each and every such case, so long as such Event of Default shall not have been remedied, unless the principal of all the Bonds shall have already become due and payable, either the Trustee (by notice in writing to the City and the Co-Trustee, if any), or the Holders of not less than 25% in principal amount of the Bonds Outstanding (by notice in writing to the City, the Trustee and the Co-Trustee, if any), may declare the principal of all the Bonds then Outstanding, and the interest accrued thereon, to be due and payable immediately, and upon any such declaration the same shall become and be immediately due and payable, anything in the Resolution or in any of the Bonds contained to the contrary notwithstanding. The right of the Trustee or of the Holders of not less than 25% in principal amount of the Bonds to make any such declaration as aforesaid, however, is subject to the condition that if, at any time after such declaration, but before the Bonds shall have matured by their terms, all overdue installments of interest on the Bonds, together with interest on such overdue installments of interest to the extent permitted by law and the reasonable and proper charges, expenses and liabilities of the Trustee and the Co-Trustee, if any, and all other sums then payable by the City under the Resolution, including, without limitation, Parity Hedging Contract Obligations then due (except the principal of, and interest accrued since the next preceding interest date on, the Bonds due and payable solely by virtue of such declaration), shall either be paid by or for the account of the City or provision satisfactory to the Trustee and the Co-Trustee, if any, shall be made for such payment, and all defaults under the Bonds or under the Resolution (other than the payment of principal and interest due and payable solely by reason of such declaration) shall be made good or be secured to the satisfaction of the Trustee or provision deemed by the Trustee to be adequate shall be made therefor, then and in every such case the Holders of 25% in principal amount of the Bonds Outstanding, by written notice to the City, the Trustee and the Co-Trustee, if any, may rescind such declaration and annul such default in its entirety, or, if the Trustee shall have acted itself, and if there shall not have been theretofore delivered to the Trustee written direction to the contrary by the Holders of 25% in principal amount of the Bonds Outstanding, then any such declaration shall ipso facto be deemed to be rescinded

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and any such default shall ipso facto be deemed to be annulled, but no such rescission or annulment shall extend to or affect any subsequent default or impair or exhaust any right or power consequent thereon.

Business-Type Activities - Nonutility Notes

- **\$4,312,000 State Revolving Loan – Depot Park Remediation** – In an agreement dated December 9, 2004, the Florida Department of Environmental Protection issued the City a loan not to exceed \$16,360,500 (including \$360,500 of capitalized interest) for remediation of the Depot Park area for stormwater improvements. The loan was amended on September 9, 2008, to reduce the available principal from \$16,000,000 to \$4,312,000 as the Utility chose to withdraw from the program before drawing any funds. The loan is made interest-free but includes a 1.97% annual grant allocation assessment rate and a one-time 2% loan service fee. Repayment began September 2007 and will continue semiannually until the balance is repaid. Payable from non-ad valorem revenues, including stormwater fees. The principal balance outstanding at September 30, 2021, was \$852,130.
- **\$2,000,000 Capital Improvement Revenue Bonds, Series 2014 – 2.00% - 5.00%**, issued December 17, 2014, final maturity October 2034, payable solely from non-ad valorem revenues. Principal payable annually on October 1, beginning 2015. Interest payable semi-annually beginning April 1, 2015. The bonds are not subject to redemption prior to maturity. This note also funded an additional \$12,535,000 of capital projects for governmental activities.
- **\$1,543,358 Revenue Refunding Note Series 2016A – 2.3% fixed**, issued April 15, 2016, final maturity November 1, 2028; payable solely from non-ad valorem revenues. This is a direct borrowing from TD Bank. Proceeds from the Note were used to refinance all of the First Florida Governmental Financing Commission Loan, Series 2005 and the First Florida Governmental Financing Commission Loan, Series 2007 and partial refunding of the Capital Improvement Revenue Note Series 2009 along with closing costs incurred. This note also funded an additional \$10,426,642 of capital projects for government activities.

Events of Default—Each of the following events is considered an “event of default” per the City’s debt agreements and Resolution:

- Payment of principal of any Bond shall not be made when the same shall become due and payable, either at maturity or on required payment dates by proceedings for redemption or otherwise; or
- The Issuer shall fail to make any deposits required to be made hereunder or shall otherwise fail to comply with any of the covenants and obligations of the Issuer hereunder and such failure shall continue unremedied for a period of thirty (30) days after such failure to deposit or other such occurrence; or

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- An order or decree shall be entered, with the consent or acquiescence of the Issuer, appointing a receiver or receivers of the Issuer, or the filing of a petition by the Issuer for relief under federal bankruptcy laws or any other similar law or statute of the United States of America or the State of Florida, which shall not be dismissed, vacated or discharged within thirty (30) days after the filing thereof; or
- Any proceedings shall be instituted, with the consent or acquiescence of the Issuer, for the purpose of effecting a composition between the Issuer and its creditors or for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statutes now or hereafter enacted, if the claims of such creditors are under any circumstances payable from the Pledged Revenues. Notwithstanding the foregoing, with respect to the events described in clause (b) the Issuer shall not be deemed in default hereunder if such default can be cured within a reasonable period of time and if the Issuer in good faith institutes appropriate curative action and diligently pursues such action until the default has been corrected.

Enforcement Remedies—Upon the happening and continuance of any event of default specified above, then and in every such case the holders of not less than twenty-five percent (25%) of the bond obligation may appoint any state bank, national bank, trust company or national banking association qualified to transact business in Florida to serve as trustee for the benefit of the holders of all bonds then outstanding (the “Default Trustee”). Notice of such appointment, together with evidence of the requisite signatures of the holders of twenty-five percent (25%) of the bond obligation and each of the bond insurers, if any, and the trust instrument under which the Default Trustee shall have agreed to serve shall be filed with the City and the Default Trustee and notice of such appointment shall be published in THE BOND BUYER or a financial journal of general circulation in the City of New York, New York and mailed to the registered holders of the bonds. No more than one Default Trustee may be appointed and serving hereunder at any one time; however, the holders of a majority of the bond obligation and the bond insurer, if any, acting jointly, may remove the Default Trustee initially appointed and appoint a successor and subsequent successors at any time. If the default for which the Default Trustee was appointed is cured or waived pursuant to this debt agreement, the appointment of the Default Trustee shall terminate with respect to such default.

After a Default Trustee has been appointed pursuant to the foregoing, the Default Trustee may proceed, and upon the written request of holders of twenty-five percent (25%) of the Bond Obligation shall proceed, to protect and enforce the rights of the bondholders under the laws of the State of Florida, including the Act, and under the City’s Bond Resolution, by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board, body or officer having jurisdiction, either for the specific performance of any covenant or agreement contained herein or in aid of execution of any power herein granted or for the enforcement of any proper legal or equitable remedy, all as the Default Trustee, being advised by counsel, shall deem most effectual to protect and enforce such rights.

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In the enforcement of any remedy against the City under its Bond Resolution the Default Trustee shall be entitled to sue for, enforce payment of and receive any and all amounts then or during any default becoming, and at any time remaining, due from the Issuer for principal, interest or otherwise under any provisions of the City's Bond Resolution or of such bonds and unpaid, with interest on overdue payments of principal and, to the extent permitted by law, on interest, at the rate or rates of interest specified in such bonds, together with any and all costs and expenses of collection and of all proceedings hereunder and under such bonds, without prejudice to any other right or remedy of the Default Trustee or of the bondholders, and to recover and enforce any judgment or decree against the City, but solely as provided herein and in such bonds, for any portion of such amounts remaining unpaid and interest, costs and expenses as above provided, and to collect (but solely from moneys in the Debt Service Fund, and any other moneys available for such purpose) in any manner provided by law, the moneys adjudged or decreed to be payable.

Additional information regarding the Utility's "Events of Default and Remedies of Bondholders" may be found in the separately issued reports of the Utility.

Debt Service Requirements for Long-Term Debt

Annual debt service requirements to maturity for long-term debt are as follows:

Year Ending September 30,	Governmental Activities			
	Direct Borrowings and Direct Placements		Bonds	
	Principal	Interest	Principal	Interest
2022	\$ 4,903,334	\$ 755,729	\$ 7,418,425	\$ 11,089,260
2023	4,246,922	748,789	8,898,587	11,207,793
2024	4,356,108	654,380	9,653,469	11,345,335
2025	4,425,903	557,761	10,292,453	10,539,550
2026	4,538,686	459,290	11,155,148	10,628,323
2027-2031	11,833,681	1,273,880	75,440,553	44,101,104
2032-2036	5,955,000	395,525	82,938,318	18,089,345
2037-2041	1,236,000	32,515	69,340,000	7,484,642
2042-2046	-	-	6,640,000	314,344
Total	\$ 41,495,634	\$ 4,877,869	\$ 281,776,953	\$ 124,799,696

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Business-Type Activities					
Year Ending	Direct Borrowings and Direct Placements		Bonds		
	Principal	Interest	Principal	Interest	
2022	\$ 277,509	\$ 2,518,354	\$ 25,738,203	\$ 52,454,381	
2023	292,189	2,512,362	29,313,260	52,811,404	
2024	297,995	2,506,207	32,208,318	51,419,174	
2025	302,252	2,499,934	31,893,375	49,525,430	
2026	308,579	2,493,558	44,562,301	47,504,219	
2027-2031	775,972	12,407,913	251,966,350	205,293,741	
2032-2036	10,015,000	11,769,750	306,590,184	147,496,271	
2037-2041	25,105,000	11,234,879	351,265,000	37,094,642	
2042-2046	213,645,000	3,977,181	182,595,000	38,674,931	
2047-2051	93,605,000	673,943	123,715,000	11,804,254	
2052	-	-	12,380,000	309,500	
Total	\$ 344,624,496	\$ 55,594,081	\$ 1,392,226,991	\$ 744,387,947	

See Note 4 – Hedging Activities, for additional debt service requirements for interest rate swaps.

The interest rates used in this table for variable rate debt are those in effect as of September 30, 2021 as described above for each individual issue.

The Utility's 2009 Series B and 2010 Series B Bonds receive a federal interest subsidy of 32.9% of the annual interest expense and are assumed to remain at said rate for the duration of the bonds.

The subsidy is recorded as nonoperating revenue on the Statement of Revenues, Expenses, and Changes in Fund Net Position.

For the Utility system variable rate demand obligations (VRDO), support is provided in connection with tenders for purchase with various liquidity providers pursuant to SBPAs or credit agreements relating to that series of obligations. The purchase price of the obligations tendered or deemed tendered for purchase is payable solely from the proceeds of the remarketing thereof and moneys drawn under the applicable SBPA or credit agreement. The current stated termination dates of the SBPA and credit agreements range from November 30, 2021 to June 30, 2025. Each of the SBPA and credit agreement termination dates may be extended. At September 30, 2021, there were no outstanding draws under any of the SBPAs. Available credits including interest, under each VRDO are as follows: \$3,126,573 for 2005 Series C, \$3,020,330 for 2006 Series A, \$129,261,999 for 2007 Series A, \$76,697,140 for 2008 Series B, \$99,777,111 for 2012 Series B, and \$68,130,044 for 2019 Series C.

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The Utility has entered into revolving credit agreements with commercial banks to provide liquidity support for its commercial paper notes. If funds are not available to pay the principal of any maturing commercial paper notes during the term of the credit agreement, GRU is entitled to make a borrowing under the credit agreement. The termination dates of the credit agreements, as of September 30, 2021, are November 30, 2021, and June 30, 2025. The credit agreement supporting the tax-exempt Commercial Paper Notes, Series C had no outstanding draws as of September 30, 2021. The credit agreement supporting the taxable Commercial Paper Notes, Series D had no outstanding draws as of September 30, 2021.

Pledged Revenues

The 1994 Guaranteed Entitlement Revenue and Refunding Bonds were issued to refund multiple prior issues and to fund road and building construction and repair projects. The issue is secured by a lien upon and pledge of the City's Guaranteed Entitlement Funds. The remaining principal and interest payments on the bond at September 30, 2021 total \$4,380,000, payable semiannually through July 1, 2024. Pledged revenue was \$1,095,000 for fiscal year 2021, which was 100% of the annual debt requirement.

The Utility's revenues net of specified operating expenses are pledged as security of the above Utilities System Revenue Bonds and Commercial Paper Notes. For fiscal year 2021, principal and interest paid was \$92,207,499 and total pledged revenues was \$420,702,609. As of September 30, 2021, annual principal and interest payments are expected to require 19% of pledged revenues on average.

The Resolution contains certain restrictions and commitments, including the Utility's covenant to establish and maintain rates and other charges to produce revenue sufficient to pay operation and maintenance expenses, amounts required for deposit in the debt service fund, and amounts required for deposit in the utility plant improvement fund.

Changes in Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Governmental Activities					
Bonds Payable:					
Revenue Bonds and Loans	\$ 13,068,557	\$ -	\$ (2,748,065)	\$ 10,320,492	\$ 726,769
Accreted Interest	3,008,204	228,818	(881,935)	2,355,087	894,363
Bond Premium	674,935	-	(47,364)	627,571	-
Pension Obligation Bonds	271,456,461	-	-	271,456,461	6,691,656
Accreted Interest	16,189,327	1,547,202	-	17,736,529	2,033,344
Discounts	(7,512)	-	7,512	-	-
Total Bond Payable	304,389,972	1,776,020	(3,669,852)	302,496,140	10,346,132
Revenue Note	41,335,977	11,473,000	(11,313,343)	41,495,634	4,903,334
Compensated Absences	4,236,753	4,224,066	(4,248,630)	4,212,189	165,208
Total	<u>\$ 349,962,702</u>	<u>\$ 17,473,086</u>	<u>\$ (19,231,825)</u>	<u>\$ 348,203,963</u>	<u>\$ 15,414,674</u>

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Typically, the General Fund has been used in prior years to liquidate the liability for compensated absences.

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Business-Type Activities					
Bonds Payable:					
Utility Revenue Bonds	\$1,664,970,000	\$ 95,760,000	\$ (27,090,000)	\$1,733,640,000	\$ 25,685,000
Add: Issuance Premiums	91,865,654	30,032,591	(9,231,806)	112,666,439	-
Total Bonds Payable	1,756,835,654	125,792,591	(36,321,806)	1,846,306,439	25,685,000
Other Notes Payable	3,448,444	-	(236,957)	3,211,487	330,712
Compensated Absences	5,731,074	1,062,975	(1,238,240)	5,555,809	208,811
Total	\$ 1,766,015,172	\$ 126,855,566	\$ (37,797,003)	\$ 1,855,073,735	\$ 26,224,523

Note 14 - Conduit Debt

The City has previously issued Industrial Development Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial facilities deemed to be in the public interest. These bonds are secured by the financed property and are payable solely by the private-sector entity served by the bond issuance. As of September 30, 2021, there were two Industrial Revenue Bonds outstanding, with an aggregate principal amount of \$5,000,000.

The City issued Continuing Care Retirement Community Revenue Refunding Notes 2017A and 2017B for the purpose of providing funds to refinance certain obligations of Oak Hammock at the University of Florida, Inc. (the Borrower). These Notes are payable solely from revenues of the Borrower. As of September 30, 2021, the aggregate principal amount remaining on the note is \$29,242,000.

There is no obligation on the part of the City, County, State, or any political subdivision for repayment of the bonds or notes. Accordingly, the conduit debt is not reported as liabilities in the accompanying financial statements.

Note 15 - Fund Balance Classification and Restricted Net Position

Fund balances for major and nonmajor governmental funds as of September 30, 2021, are classified as follows:

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

	General Fund	Nonmajor Governmental Funds	Totals
Nonspendable			
Inventory and Prepaids	\$ 42,417	\$ 12	\$ 42,429
Long-Term Receivable	7,000,000	134,160,534	141,160,534
Cemetery Trust	-	973,501	973,501
Total Nonspendable	7,042,417	135,134,047	142,176,464
Restricted for			
Cemetery Trust	-	835,714	835,714
City Building Improvements	-	687,088	687,088
Community Redevelopment	-	19,601,015	19,601,015
Equipment Replacements	-	2,929,166	2,929,166
Homeless Assistance	-	112,678	112,678
Housing and Community Development	-	945,537	945,537
Land Acquisitions	-	179,464	179,464
Police Mentoring Programs	-	308,851	308,851
Police Programs	-	300,306	300,306
Recreation Facilities	-	18,048,397	18,048,397
Recreation Programs	-	2,179,614	2,179,614
Road Improvements	-	5,640,590	5,640,590
Transportation Improvements	-	6,915,869	6,915,869
Total Restricted	-	59,184,289	59,184,289
Committed for			
Cultural Events	-	248,288	248,288
Economic Development	-	208,157	208,157
Homeless Assistance	-	1,252,362	1,252,362
Housing and Community Development	-	244,266	244,266
Neighborhood Improvements	-	1,530,664	1,530,664
Tree Mitigation	-	6,136,836	6,136,836
Total Committed	-	9,620,573	9,620,573
Assigned for			
City Building Improvements	-	1,518,177	1,518,177
Debt Service Principal and Interest	-	1,196,911	1,196,911
Depot Avenue Project	-	607,521	607,521
Economic Development	-	472,698	472,698
Equipment Replacement	-	1,149,260	1,149,260
Fire Station	-	207,936	207,936
Homeless Assistance	-	1,442,205	1,442,205
Information Technologies	-	1,240,371	1,240,371
Land Acquisitions	-	156,171	156,171
Other Purposes	-	1,656,950	1,656,950
Public Safety	-	945,396	945,396
Road Improvements	-	4,168,578	4,168,578
Streetscapes	-	3,428	3,428
Subsequent Budget	5,107,131	-	5,107,131
Traffic Signals	-	120,708	120,708
Total Assigned	5,107,131	14,891,310	19,998,441
Total Unassigned	23,798,721	(1,830,901)	21,967,820
Total Fund Balances	\$ 35,948,269	\$ 216,999,318	\$ 252,947,587

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

Restricted Net Position

The government-wide statement of net position reports \$201,343,695 of restricted net position, of which \$30,791,572 is restricted by enabling legislation.

Note 16 - Interfund Receivables, Payables, Advances and Transfers

Due to/from other funds

	Due from					Total
	General	Utility	Nonmajor Governmental	Internal Service	Nonmajor Enterprise	Due From Other Funds
Due to						
General	\$ -	\$ 657,528	\$ 4,417,027	\$ 374,975	\$ 17,969,288	\$ 23,418,818
Utility	-	-	-	-	-	-
Nonmajor Governmental	-	105,221,599	23,680	-	29,011,077	134,256,356
Internal Service	-	-	-	-	-	-
Nonmajor Enterprise	1,427,343	2,420,351	-	-	-	3,847,694
Total Due To Other Funds	\$ 1,427,343	\$ 108,299,478	\$ 4,440,707	\$ 374,975	\$ 46,980,365	\$ 161,522,868

The \$17,969,288 interfund payable from nonmajor enterprise funds to the General Fund resulted from Regional Transit System overdrawing their share of the pooled cash account. The \$4,416,620 due to the General Fund from nonmajor governmental funds is an interfund payable resulting from certain funds overdrawing their share of the pooled cash account. Approximately \$7 million is not expected to be paid within one year.

The Utility fund and nonmajor enterprise funds recorded a due to the Pension Obligation Bond and nonmajor governmental funds of \$134,179,041, in total, for their share of the pension contribution expense related to Pension Obligation Bonds, Series 2003A and Special Obligation Revenue Bond, Series 2020, with \$130,376,181 not expected to be paid within one year.

All remaining balances resulted from the time lag between the dates that: (1) interfund good and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

Interfund Transfers

	Transfers from					Total
	General	Utility	Nonmajor Governmental	Internal Service	Nonmajor Enterprise	Transfers In
Transfers to						
General	\$ -	\$ 38,285,000	\$ 5,530,548	\$ 33,194	\$ 480,687	\$ 44,329,429
Nonmajor Governmental	23,364,470	-	1,832,564	312,429	2,759,103	28,268,566
Internal Service	104,597	-	198,679	-	-	303,276
Nonmajor Enterprise	449,395	-	1,144,157	-	164,239	1,757,791
Total Transfers Out	\$ 23,918,462	\$ 38,285,000	\$ 8,705,948	\$ 345,623	\$ 3,404,029	\$ 74,659,062

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
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The Utility transfer totaling \$38,285,000 to the General Fund is based on a formula adopted by the City Commission and is predominantly tied to the Utility's revenue generation. For more detail on the formula, refer to the separately issued financial statements for the Utility. The General Fund transferred \$16,900,359 to Debt Service Funds for scheduled debt service payments. Other interfund transfers were made in the normal course of operations and are consistent with the activities of the fund making the transfer.

Note 17 - Lease Revenue

The Utility leases communication tower antenna space to various wireless communication service providers on eleven communications towers and two water towers throughout its service territory. Two of the five transmitter sites for the county-wide public safety radio system are also located on these communication towers. Future minimum rental revenue for various operating leases are as follows:

<u>Year Ending September 30,</u>	<u>Future Minimum Rental Payments</u>
2022	\$ 1,868,159
2023	1,605,552
2024	1,066,576
2025	732,828
2026	<u>461,216</u>
Total	<u><u>\$ 5,734,331</u></u>

Note 18 - Commitments and Contingencies

Legal Matters—Legal cases arise in the normal course of operations. Management considered the following matter to be significant for individual disclosure:

On October 7, 2015, a City-owned vehicle driven by a City employee collided with another vehicle. In February 2016, the plaintiff filed suit against the City employee, personally, and added the City as a defendant in June 2017. The trial was conducted in early May 2021. The jury reached a verdict of \$120,000,000 against the City. The trial court denied the City's motion for a new trial but granted a remittitur reducing the overall award to \$13,000,000. The plaintiff rejected the remittitur and filed a notice of appeal. The City, in turn, filed a notice of cross-appeal. The plaintiff/appellant filed his initial brief with Florida's 1st District Court of Appeal on March 7, 2022. The plaintiff/appellant filed their reply brief/cross-answer on November 1, 2022. The City's Cross-Reply Brief is due on December 1, 2022. The City's liability is capped at \$200,000 by Section 768.28, Florida Statutes, but an adverse judgment as a result of any new trial ordered in the appeal would likely result in the plaintiff presenting a claims bill request to the Florida legislature that can be in excess of such limitations. No liability has been recorded by the City as of September 30, 2021.

CITY OF GAINESVILLE, FLORIDA
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Utility Industry—The primary factors currently affecting the utility industry include environmental regulations, Operating, Planning and Critical Infrastructure Protection Standards promulgated by NERC under FERC jurisdiction, and the increasing strategic and price differences among various types of fuels. No state or federal legislation is pending or proposed at this time for retail competition in Florida. Following are some of the more specific commitments and contingencies impacting the Utility:

- *Remediation Sites*—Several site investigations have been completed at the JRK Station, most recently in September 2020. According to previous assessments, the horizontal extent of impacted soils extends from the northern containment wall of the above-ground storage tanks (ASTs) to the wastewater filter beds and from the old plant building to Sweetwater Branch Creek. The results of the most recent soil assessment documented the presence of Benzo(a)pyrene in one soil sample at a concentration greater than its default commercial/industrial direct exposure based soil cleanup target levels (SCTLs). Four of the soil samples contained Benzo(a)pyrene equivalents at concentrations greater than its default commercial/industrial direct exposure based SCTLs. In addition, two of the soil samples contained total recoverable petroleum hydrocarbons (TRPH) at concentrations greater than its default commercial/industrial direct exposure based SCTLs.

In the Site-Wide Monitoring Report dated March 24, 2011, measurable free product was detected in four wells. An inspection in April 2013 showed that groundwater contains four of the polynuclear aromatic hydrocarbons (PAHs) (Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, and Dibenzo(a,h)anthracene) at concentrations greater than their groundwater cleanup target levels (GCTLs). With the exception of Benzo(a)pyrene, the concentration of the remainder of these parameters did not exceed their Natural Attenuation Default Concentrations. The groundwater quality data reported in the 2011 Site-Wide Groundwater Monitoring Report documents that groundwater quality meets applicable GCTLs at the locations sampled. It is likely that groundwater quality impacts exist in the area where residual No. 6 fuel oil is present as a non-aqueous phase liquid.

Following the submittal of the August 2013 No Further Action Proposal, the Florida Department of Environmental Protection (FDEP) prepared comments regarding the No Further Action Proposal and provided them to GRU in a letter dated January 10, 2014. In August of 2014, GRU provided responses to the FDEP's January 2014 comment letter. In March of 2016 an attempt was made to meet with the FDEP, but a time was not set up for the meeting. The delay in responding to GRU's comments was due in part to the FDEP waiting on resolution of the request to use an active hydraulic containment system as an engineering control. Ultimately, the FDEP rejected the use of the active containment system as an engineering control. On April 17, 2017, the FDEP provided comments on GRU's August 2014 response to the FDEP's January 2014 comment letter. The FDEP requested further assessment of the extent of No. 6 fuel oil in the subsurface. GRU's response proposed additional soil investigation to assess the extent of No. 6

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

fuel oil; both as a non-aqueous phase liquid and as stained soils. GRU also proposed temporarily shutting down the groundwater recovery system and evaluating whether free product returns to the wells. This information will be used to evaluate what actions will be needed to recover free product, if any is detected.

The results of the additional assessment were submitted to FDEP with the findings that the extent of impact has not been fully defined. FDEP has requested GRU conduct additional assessment such that complete delineation is achieved, and a Remedial Action Plan (RAP) can be developed to address all impacts to all media.

- *Water Use Restrictions*—Pursuant to Florida law, a water management district in Florida may mandate restrictions on water use for non-essential purposes when it determines such restrictions are necessary. The restrictions may either be temporary or permanent. The St Johns River Water Management District (SJRWMD) has mandated permanent district-wide restrictions on residential and commercial landscape irrigation. The restrictions limit irrigation to no more than two days per week during Daylight Savings Time, and one day per week during Eastern Standard Time. The restrictions apply to centralized potable water as provided by the Utility as well as private wells. All irrigation between the hours of 10:00 a.m. and 4:00 p.m. is prohibited. In addition, in April 2010, the County adopted, and the City subsequently opted into, an Irrigation Ordinance that codified the above-referenced water restrictions which promote and encourage water conservation. County personnel enforce this ordinance, which further assists in reducing water use and thereby extending the Utility’s water supply.

The SJRWMD and the Suwannee River Water Management District (SRWMD) each have promulgated regulations referred to as “Year-Round Water Conservation Measures”, for the purpose of increasing long-term water use efficiency through regulatory means. In addition, the SJRWMD and the SRWMD each have promulgated regulations referred to as a “Water Shortage Plan”, for the purpose of allocating and conserving the water resource during periods of water shortage and maintaining a uniform approach towards water use restrictions. Each Water Shortage Plan sets forth the framework for imposing restrictions on water use for non-essential purposes when deemed necessary by the applicable water management district.

On August 7, 2012, in order to assist the SJRWMD and the SRWMD in the implementation and enforcement of such Water Conservation Measures and such Water Shortage Plans, the Board of County Commissioners of Alachua County enacted an ordinance creating year-round water conservation measures and water shortage regulations (the “County Water Use Ordinance”), thereby making such Water Conservation Measures and such Water Shortage Plans applicable to the unincorporated areas of the County. On December 20, 2012, the City Commission adopted a resolution to opt into the County’s year-round water conservation measures and water shortage regulations ordinances in order to give the Alachua County Environmental Protection Department the authority to enforce water shortage orders and water shortage emergencies within the City.

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

The St. Johns River Water Management District issued GRU consumptive use permit (CUP) number 11339-6 (GRU CUP) on September 10, 2014. The GRU CUP authorizes GRU to withdraw 10,950.0 million gallons per year (30.0 million gallons per day, or MGD, annual average) for public water supply purposes through September 10, 2034.

By an Order dated May 11, 2021, the District determined that Lakes Brooklyn and Geneva were not meeting (i.e., were below) the new minimum flows and levels (MFLs) rule. Withdrawals authorized by individual consumptive use permits, individually or cumulatively, were in violation of the MFLs for Lakes Brooklyn and Lake Geneva. Per an agreement executed on August 6, 2021, GRU elected to participate financially in the construction, operation, and maintenance of the Black Creek Water Resource Development Project (Black Creek WRD) to address GRU's impacts to the Lakes Brooklyn and Geneva MFLs.

GRU will pay based on the 0.1-foot lake level increase construction cost estimate of \$2,094,444. Not later than November 1, 2021, GRU will pay, deposit and deliver, in escrow, to the Florida Department of Financial Services (DFS) as Escrow Agent under the terms of an Escrow Agreement to be entered into among GRU, the District, and DFS (Escrow Agreement), cash or cash equivalent in the principal sum of \$1,047,222 representing one-half of GRU's total proportional share of the Black Creek WRD construction cost for the amount of lift GRU is purchasing. Regardless of the final construction cost per 0.1 of lift, GRU's remaining construction cost payments under this Agreement shall not exceed \$1,047,222.

As another component of GRU's lift purchase, GRU will pay for GRU's share of the Black Creek WRD operation and maintenance costs as a lump sum payment, representing the net present value of 20 years of annual operation and maintenance costs. GRU will pay an amount of \$616,330. GRU will pay this amount in two payments. Therefore, in addition to the construction cost payments specified above, by November 1, 2021, GRU will pay to the Escrow Agent the amount of \$308,165. By November 1, 2022, GRU will pay to the Escrow Agent the amount of \$308,165. This operation and maintenance payment amount is valid only for the term of this Agreement.

- *Manufactured Gas Plant*—Gainesville's natural gas system originally distributed blue water gas, which was produced in town by gasification of coal using distillate oil. Although manufactured gas was replaced by pipeline gas in the mid-1950, coal residuals and spilt fuel contaminated soils remain on and adjacent to the manufactured gas plant (MGP) site. When the natural gas system was purchased, GRU assumed responsibility for the investigation and remediation of environmental impacts related to the operation of the former MGP. The Utility has pursued recovery for the MGP from past insurance policies and, to date, has recovered \$2,204,402 from such policies. The Utility received final approval of its Remedial Action Plan which included the excavation and landfilling of impacted soils. This plan was implemented pursuant to a Brownfield Site Rehabilitation Agreement with the State. Following remediation, the property

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

has been redeveloped by the City as a park with storm water ponds, nature trails, and recreational space, all of which were considered in the remediation plan's design. The duration of the groundwater monitoring program is unknown, and that timeframe is open to the results of the sampling data.

Based upon the Utility's analysis of the cost to clean up this site, the Utility has accrued a liability to reflect the costs associated with the cleanup effort. During fiscal year 2021, expenditures which reduced the liability balance were \$1,249,001 and the reserve balance at September 30, 2021 was \$845,000. The Utility is recovering the costs of this cleanup through customer charges. A regulatory asset was established for the recovery of remediation costs from customers. Customer billings were \$1,249,001 as of September 30, 2021. The regulatory asset balance was \$8,573,827 as of September 30, 2021. Although some uncertainties associated with environmental assessment and remediation activities remain, GRU believes that the current provision for such costs is adequate and additional costs, if any, will not have an adverse material effect on GRU's financial position, results of operations, or liquidity.

- *Purchase Commitments*—On July 16, 2020, the City Commission approved a Power Purchase Agreement (PPA) for solar electric to add 50 megawatts of solar generation to the GRU service area by December 2022. On July 21, 2020, the Utility entered into a 20-year contract with the option for two additional five-year terms and a purchase opportunity at years 8, 12, and 16, and at change in control. This will enable the Utility to provide customers with affordable solar power while taking the next steps toward meeting the City Commission's goal of 100 percent renewable by 2045. The City will own all green environmental attributes (renewable energy credits).
- *Operating Leases*—The Utility leases various equipment, facilities and property under operating leases that are cancelable only under certain circumstances. Rental costs under operating leases for the year ended September 30, 2021 was \$202,698.

Future minimum rental payments for various operating leases are:

<u>Year Ending September 30,</u>	<u>Future Minimum Rental Payments</u>
2022	\$ 191,356
2023	152,173
2024	37,692
2025	-
2026	-
Total	<u>\$ 381,221</u>

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

Additional information on commitments and contingencies specific to the Utility's operations may be found on the separately issued financial statements of the Utility. Those financial statements describe environmental and other natural resource regulations, internal combustion engine MACT, climate change, coal combustion products, and storage tanks.

Note 19 - Tax Abatements

The City is party to Development Agreements with various developers to redevelop properties within the four former Community Redevelopment Agency (CRA) districts. The Development Agreements are agreements between the City and a developer to construct multi-family units with the potential of commercial space in the building being constructed. In return, the City agrees to annually reimburse the developer a Tax Increment Recapture based on the increase of assessed value of the development as determined by the Alachua County Property Appraiser.

For fiscal year ended September 30, 2021, the City paid the following Tax Increment Recapture amounts for the following projects:

- \$218,734 of Tax Increment Fund Incentive Reimbursement for Jefferson on Second, a multi-family and commercial complex located in downtown Gainesville.
- \$195,677 of Tax Increment Fund Incentive Reimbursement for a façade and streetscape project located in the CRA's 5th Avenue/Pleasant Street District.
- \$34,161 of Tax Increment Fund Incentive Reimbursement for the Downtown Redevelopment Area.

Note 20 - Risk Management

The City is exposed to various risks of loss related to theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City maintains a General Insurance Fund (an Internal Service Fund) to account for its uninsured risk of loss. Under the current program, the City is self-insured for workers' compensation, auto, and general liability. Third-party coverage is currently maintained for workers' compensation claims in excess of \$350,000. Settlements have not exceeded insurance coverage for each of the last three years. Liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs) and are shown at current dollar value.

All funds participate in the general insurance program, with the Utility separately reporting its share of risk management and insurance related activities. The Utility Fund purchases plant and machinery insurance from a commercial carrier. There have been no significant reductions in insurance coverage from that in the prior year and settlements have not exceeded insurance coverage for the past three fiscal years. In addition, an actuarially computed liability of \$3,337,000

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

is recorded in the Utility Fund as a fully amortized deferred credit. The present value calculation assumes a rate of return of 4.5% with a confidence level of 75%. All claims for fiscal year 2021 were paid from current year's revenues.

Changes in General Insurance Claims Liability—

Utility Fund (Business-Type Activities)

	<u>Beginning of Fiscal Year Liability</u>		<u>Incurred</u>		<u>Payments</u>		<u>End of Fiscal Year Liability</u>
2020-2021	\$ 3,337,000	\$	698,566	\$	(698,566)	\$	3,337,000
2019-2020	\$ 3,337,000	\$	2,051,291	\$	(2,051,291)	\$	3,337,000

Internal Service Fund (Governmental Activities)

	<u>Beginning of Fiscal Year Liability</u>		<u>Incurred</u>		<u>Payments</u>		<u>End of Fiscal Year Liability</u>
2020-2021	\$ 6,854,000	\$	1,628,518	\$	(1,628,518)	\$	6,854,000
2019-2020	\$ 6,854,000	\$	1,725,255	\$	(1,725,255)	\$	6,854,000

The City is also self-insured for its Employee Health and Accident Benefit Plan (the Plan). The Plan is accounted for in an internal service fund and is externally administered, for an annually contracted amount that is based upon the volume of claims processed. Contributions for City employees and their dependents are shared by the City and the employee. Administrative fees are paid primarily out of this fund. Stop-loss insurance is maintained for this program at \$300,000 per individual. No claims have exceeded insurance coverage in the last three years.

Changes in Employee Health and Accident Insurance Claims Liability—

	<u>Beginning of Fiscal Year Liability</u>		<u>Incurred</u>		<u>Payments</u>		<u>End of Fiscal Year Liability</u>
2020-2021	\$ 1,310,671	\$	26,710,701	\$	(26,710,701)	\$	1,310,671
2019-2020	\$ 1,310,671	\$	24,441,535	\$	(24,441,535)	\$	1,310,671

CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021

These claims liability amounts are all considered to be due within one year and are classified as current liabilities in the accompanying financial statements.

Note 21 - Subsequent Events

\$66,755,000 Utilities System Revenues Bonds, 2022 Series A – On June 17, 2021, the City Commission authorized the issuance of the 2022 Series A bonds to refund \$66,075,000 of outstanding 2012 Series A bonds. The 2022 Series A issue is a forward delivery, tax-exempt direct placement issue with Bank of America which had a closing date of July 20, 2021 and a funding date of July 14, 2022.

Partial Debt Defeasance – On October 28, 2021, the Utility executed a partial legal defeasance of the 2017 Series A bonds in the amount of \$7,185,000 and a partial economic defeasance of the 2009 Series B bonds in the amount of \$1,130,000. The funds used to partially defease those bonds were savings generated by the Utility's 2020 debt restructuring transactions as well as the City's 2020 Pension Obligation Bond issuance.

\$125,000,000 Utilities System Commercial Paper Notes, Series C – On November 30, 2021, the liquidity facility with Bank of America supporting GRU's tax-exempt commercial paper program in the amount of \$125,000,000 was scheduled to expire. On November 4, 2021, the City Commission approved a three-year renewal of this facility with an expiration date of November 30, 2024.

\$25,000,000 Utilities System Variable Rate Subordinated Revenue Bonds, 2018 Series A – On November 30, 2021, GRU's \$25,000,000 tax-exempt line of credit with Truist Bank was scheduled to expire. On October 21, 2021, the City Commission approved a three-year renewal of this line of credit with an expiration date of November 30, 2024.

Required Supplementary Information

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (BUDGETARY BASIS)
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amount			Variance with Final Budget Positive/(Negative)
	Original	Final	Actual	
Revenues				
Taxes	\$ 58,977,434	\$ 58,902,623	\$ 58,765,059	\$ (137,564)
Licenses and Permits	9,162,621	9,163,464	9,442,280	278,816
Intergovernmental	13,625,717	11,860,360	16,927,773	5,067,413
Charges for Services	13,659,848	14,160,546	14,133,077	(27,469)
Fines and Forfeitures	880,891	888,340	971,122	82,782
Miscellaneous	1,299,854	2,675,622	960,668	(1,714,954)
Total Revenues	97,606,365	97,650,955	101,199,979	3,549,024
Expenditures				
General Government	24,937,698	37,875,347	26,739,079	11,136,268
Public Safety	64,225,555	58,065,757	57,132,404	933,353
Physical Environment	7,200	221,666	237,400	(15,734)
Transportation	14,863,994	15,448,580	11,986,760	3,461,820
Economic Environment	808,061	1,187,922	1,987,027	(799,105)
Human Services	15,000	-	38,729	(38,729)
Culture and Recreation	13,160,463	12,881,796	10,501,433	2,380,363
Total Expenditures	118,017,971	125,681,068	108,622,832	17,058,236
(Deficiency) Revenue (Under) Expenditures	(20,411,606)	(28,030,113)	(7,422,853)	20,607,260
Other Financing Sources (Uses)				
Sale of Capital Assets	-	-	134,902	134,902
Transfers in	40,215,157	40,417,417	40,410,266	(7,151)
Transfers (out)	(19,782,662)	(21,216,697)	(23,918,462)	(2,701,765)
Total Other Financing Sources (Uses)	20,432,495	19,200,720	16,626,706	(2,574,014)
Net Changes in Fund Balance	\$ 20,889	\$ (8,829,393)	\$ 9,203,853	\$ 18,033,246

Reconciliation to GAAP Basis Statement of Revenues, Expenditures, and Changes in Fund Balance:

	Total Revenues	Total Expenditures	Other Financing Sources/(Uses)	Net Change in Fund Balance
Budgetary Basis	\$ 101,199,979	\$ (108,622,832)	\$ 16,626,706	\$ 9,203,853
Perspective Differences ⁽¹⁾	1,241,061	(4,207,800)	3,919,163	952,424
GAAP Basis	\$ 102,441,040	\$ (112,830,632)	\$ 20,545,869	\$ 10,156,277

(1) Perspective differences are as a result of funds budgeted as special revenue funds which do not qualify as special revenue funds under GAAP and are thus reported as part of the general fund.

CITY OF GAINESVILLE
NOTES TO SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Annual budgets are legally adopted for all governmental funds other than Capital Projects Funds and certain Special Revenue Funds (such as grant funds and tax increment funds), which are appropriated on a project-length basis. Budgets are controlled at the department level throughout the year and total expenditures plus encumbrances may not legally exceed appropriations for each budgeted fund. The Special Revenue Funds which are budgeted annually are the Community Development Block Grant, Urban Development Action Grant, Home Grant, Cultural Affairs, State Law Enforcement Contraband Forfeiture, Federal Law Enforcement Contraband Forfeiture, Police Billable Overtime, Gainesville Community Reinvestment Area, Economic Development, Evergreen Cemetery, School Crossing Guard, Art in Public Places. All other Special Revenue Funds are appropriated on a project-length, multi-year basis.

Budget amounts reflected in the accompanying schedule incorporate all budgetary amendments (including supplemental appropriations) to the original budget. Budget amendments are approved by the City Commission during the year, with a final amendatory ordinance approved after the end of the fiscal year.

The City Manager has the authority to amend appropriations within and among the various departments and projects within a fund, except the Law Enforcement Contraband Forfeiture Trust Funds, consistent with legal requirements, in order to achieve the general objectives contemplated in fund level budgets. Interfund transfers (except for short-term loans and their settlements) and intrafund transfers within the Law Enforcement Contraband Forfeiture Funds require prior approval of the City Commission. Transfers concerning personnel can be made as long as the total number of permanent positions approved in the budget is not exceeded.

Budget appropriations lapse at year-end. Encumbrances at year-end do not represent GAAP expenditures or liabilities but represent budgetary accounting controls. All governmental fund budgets are maintained on the modified accrual basis of accounting except that budgetary basis expenditures include purchase orders and contracts (encumbrances) issued for goods or services not received at year-end.

The actual results of operations are presented in accordance with GAAP, and the City does not recognize encumbrances as expenditures until the period in which the goods or services are actually received and a liability is incurred. It is necessary to include the budgetary encumbrances to reflect actual revenues and expenditures on a budgetary basis consistent with the City's legally adopted budget. The following fiscal year's budget is amended to reappropriate the fund balance represented by encumbrances, if any.

**CITY OF GAINESVILLE
NOTES TO SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021**

Excess of Expenditures Over Budget Appropriations in Individual Funds

For the year ended September 30, 2021, the following budgetary funds had an excess of expenditures over appropriations:

- General Fund – The general fund transfers out exceeded final budgeted appropriations by \$2,701,765. This was due to audit adjustments being identified and posted after the time period for amending the final budget had passed.
- Police Billable Overtime Fund – total expenditures of the police billable overtime fund exceeded final budgeted appropriations by \$17,723.
- Emergency Disaster Fund – total expenditures for the emergency disaster fund exceeded final budgeted appropriations by \$1,411.

REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
EMPLOYEES' PENSION PLAN
LAST TEN FISCAL YEARS***

	2021	2020	2019	2018
Total Pension Liability				
Service Costs	\$ 9,191,329	\$ 8,697,546	\$ 7,962,015	\$ 8,196,544
Interest	46,718,121	45,457,275	43,726,387	42,877,827
Differences Between Expected and Actual Experience	922,294	(157,018)	6,644,543	(5,088,593)
Transfer from Disability Plan	-	-	-	-
Changes of Assumptions	574,399	-	6,062,725	5,721,214
One Time Adjustment for DROP Account Balances	-	-	-	-
Contributions - Buy Back	-	195,500	121,500	89,300
Benefit Payments, Including Refunds of Employee Contributions	(37,766,711)	(37,279,075)	(35,568,906)	(33,106,728)
Net Change in Total Pension Liability	19,639,432	16,914,228	28,948,264	18,689,564
Total Pension Liability - Beginning	602,264,766	585,350,538	556,402,274	537,712,710
Total Pension Liability - Ending (a)	\$ 621,904,198	\$ 602,264,766	\$ 585,350,538	\$ 556,402,274
Plan Fiduciary Net Position				
Employer Contributions	\$ 5,461,714	\$ 177,683,605	\$ 16,939,286	\$ 16,372,689
Employee Contributions	5,307,109	5,053,053	4,602,400	4,317,403
Contributions - Buy Back	-	195,500	121,500	89,300
Net Investment Income	144,933,044	17,060,129	(2,731,366)	49,219,793
Transfer from Disability Plan	-	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(37,766,711)	(37,279,075)	(35,568,906)	(33,106,728)
Administrative Expense	(593,485)	(563,047)	(584,033)	(697,884)
Net Change in Plan Fiduciary Net Position	117,341,671	162,150,165	(17,221,119)	36,194,573
Plan Fiduciary Net Position - Beginning	577,437,181	415,287,016	432,508,135	396,313,562
Plan Fiduciary Net Position - Ending (b)	\$ 694,778,852	\$ 577,437,181	\$ 415,287,016	\$ 432,508,135
City's Net Pension (Asset)/Liability - Ending (a)-(b)	\$ (72,874,654)	\$ 24,827,585	\$ 170,063,522	\$ 123,894,139
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	111.72%	95.88%	70.95%	77.73%
Annual Covered Payroll	\$ 106,142,180	\$ 101,061,060	\$ 92,048,000	\$ 89,976,976
Net Pension Liability as a Percentage of Covered Payroll	(68.66%)	24.57%	184.76%	137.70%

Notes to Schedule

- For the measurement date of 9/30/2021, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rate used in Milliman's July 1, 2021, FRS valuation report for non special-risk employees.
- For measurement date 9/30/2019, investment rate was reduced from 8.00% to 7.90%; inflation assumption rate was lowered from 3.75% to 2.50%.
- For measurement date 9/30/2018, investment rate was reduced from 8.10% to 8.00%.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
EMPLOYEES' PENSION PLAN
LAST TEN FISCAL YEARS*
(Concluded)

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Total Pension Liability				
Service Costs	\$ 8,355,553	\$ 7,789,638	\$ 7,153,541	\$ 6,612,646
Interest	39,934,706	38,189,162	35,741,289	36,171,225
Differences Between Expected and Actual Experience	7,646,058	1,125,190	1,954,558	1,105,967
Transfer from Disability Plan	-	-	2,455,848	-
Changes of Assumptions	21,041,875	4,860,706	15,880,346	-
One Time Adjustment for DROP Account Balances	10,038,916	-	-	-
Contributions - Buy Back	-	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(34,963,352)	(37,252,988)	(28,306,207)	(31,819,142)
Net Change in Total Pension Liability	52,053,756	14,711,708	34,879,375	12,070,696
Total Pension Liability - Beginning	485,658,954	470,947,246	436,067,871	423,997,175
Total Pension Liability - Ending (a)	<u>\$ 537,712,710</u>	<u>\$ 485,658,954</u>	<u>\$ 470,947,246</u>	<u>\$ 436,067,871</u>
Plan Fiduciary Net Position				
Employer Contributions	\$ 14,654,934	\$ 13,481,032	\$ 11,746,935	\$ 11,519,431
Employee Contributions	4,829,122	7,947,069	4,429,289	4,260,476
Contributions - Buy Back	-	-	-	-
Net Investment Income	58,605,302	39,190,078	(2,486,089)	34,176,892
Transfer from Disability Plan	-	-	2,320,442	-
Benefit Payments, Including Refunds of Employee Contributions	(38,469,162)	(37,252,988)	(28,306,207)	(26,161,924)
Administrative Expense	(604,905)	(670,867)	(580,988)	(613,886)
Net Change in Plan Fiduciary Net Position	39,015,291	22,694,324	(12,876,618)	23,180,989
Plan Fiduciary Net Position - Beginning	357,298,271	334,603,947	347,480,565	324,299,576
Plan Fiduciary Net Position - Ending (b)	<u>\$ 396,313,562</u>	<u>\$ 357,298,271</u>	<u>\$ 334,603,947</u>	<u>\$ 347,480,565</u>
City's Net Pension (Asset)/Liability - Ending (a)-(b)	<u>\$ 141,399,148</u>	<u>\$ 128,360,683</u>	<u>\$ 136,343,299</u>	<u>\$ 88,587,306</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	73.70%	73.57%	71.05%	79.68%
Annual Covered Payroll	\$ 91,143,976	\$ 80,223,575	\$ 79,930,261	\$ 81,654,532
Net Pension Liability as a Percentage of Covered Payroll	155.14%	160.00%	170.58%	108.49%

Notes to Schedule

Changes of Assumptions -- amounts reported as changes of assumption resulted from the following:

- For measurement date 9/30/2017, investment rate was reduced from 8.20% to 8.10%.
- For measurement date 9/30/2016, investment rate was reduced from 8.30% to 8.20%.
- For measurement date 9/30/2015, investment rate was reduced from 8.40% to 8.30%.

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EMPLOYER CONTRIBUTIONS
EMPLOYEES' PENSION PLAN
LAST TEN FISCAL YEARS***

Fiscal Year Ended September 30,	Actuarially Determined Contributions	Contributions in relation to the Actuarially Determined Contributions	Contribution Deficiency (Excess)	Covered Payroll	Total Contributions as a percentage of Covered Payroll
2021	\$ 5,461,275	\$ 5,461,714	\$ (439)	\$ 106,142,180	5.15%
2020	19,011,264	177,683,605	(158,672,341)	101,061,060	175.82%
2019	16,939,286	16,939,286	-	92,048,000	18.40%
2018	16,777,348	16,372,689	404,659	89,976,976	18.20%
2017	14,654,934	14,654,934	-	91,143,976	16.08%
2016	13,481,032	13,481,032	-	80,223,575	16.80%
2015	13,211,521	12,224,716	986,805	79,930,261	15.29%
2014	12,700,223	11,995,271	704,952	81,654,532	14.69%

Notes to Schedule

Valuation Date: 10/1/2019

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Individual entry age, normal cost
Amortization Method	Level percentage, closed
Remaining Amortization Period	30 years
Asset Valuation Method	Actuarial value, based on 5-year recognition of returns greater or less than
Investment Return Rate	7.90%, net of investment related expenses
Salary Increase Rate	3.00%-5.00%
Payroll Growth	3.20%
Mortality Rates	<i>Healthy Active Lives</i> --Female: RP2000 Generational, 100% Combined

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' CONSOLIDATED RETIREMENT PLAN
LAST TEN FISCAL YEARS***

	2021	2020	2019	2018
Total Pension Liability				
Service Costs	\$ 4,235,165	\$ 3,905,032	\$ 3,757,740	\$ 3,682,078
Interest	23,425,956	22,777,676	22,397,470	21,993,597
Change in Excess State Money	-	-	(951,203)	-
Share Plan Allocation	398,142	890,108	951,203	-
Differences Between Expected and Actual Experience	159,551	501,678	(1,185,483)	(2,419,821)
Changes of Assumptions	(4,514,316)	-	3,102,805	4,612,282
Contributions - Buy Back	-	7,400	-	-
Benefit Payments, Including Refunds of Employee Contributions	(20,223,626)	(20,188,276)	(19,538,102)	(19,464,524)
Net Change in Total Pension Liability	3,480,872	7,893,618	8,534,430	8,403,612
Total Pension Liability - Beginning	302,407,734	294,514,116	285,979,686	277,576,074
Total Pension Liability - Ending (a)	\$ 305,888,606	\$ 302,407,734	\$ 294,514,116	\$ 285,979,686
Plan Fiduciary Net Position				
Employer Contributions	\$ 2,048,850	\$ 51,905,342	\$ 4,958,811	\$ 4,507,892
State Contributions	1,537,422	3,141,731	-	1,366,304
Employee Contributions	2,314,580	2,113,851	1,946,523	1,963,471
Contributions - Buy Back	-	7,400	-	-
Net Investment Income	66,246,836	17,227,545	3,521,972	24,056,126
Benefit Payments, Including Refunds of Employee Contributions	(20,223,626)	(20,188,276)	(19,538,102)	(19,464,524)
Administrative Expense	(622,712)	(708,558)	(771,292)	(699,346)
Other	(2,754)	-	91,875	-
Net Change in Plan Fiduciary Net Position	51,298,596	53,499,035	(9,790,213)	11,729,923
Plan Fiduciary Net Position - Beginning	296,918,562	243,431,612	253,221,825	241,763,801
Adjustment to Beginning of Year	(12,085)	-	-	(271,899)
Plan Fiduciary Net Position - Ending (b)	\$ 348,217,158	\$ 296,918,562	\$ 243,431,612	\$ 253,221,825
City's Net Pension (Asset)/ Liability - Ending (a)-(b)	\$ (42,328,552)	\$ 5,489,172	\$ 51,082,504	\$ 32,757,861
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	113.84%	98.18%	82.66%	88.55%
Annual Covered Payroll	\$ 28,654,045	\$ 26,077,644	\$ 24,058,071	\$ 25,263,376
Net Pension Liability as a Percentage of Covered Payroll	(147.72%)	21.05%	212.33%	129.67%

Notes to Schedule

Changes of Assumptions -- amounts reported as changes of assumption resulted from the following:

- For measurement date 9/30/21, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2019 FRS Valuation Report for special risk employees.
- For measurement date 9/30/2019, investment rate was reduced from 8.00% to 7.90%.
- For measurement date 9/30/2018, investment rate was reduced from 8.10% to 8.00%.
- For measurement date 9/30/2017, investment rate was reduced from 8.20% to 8.10%.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' CONSOLIDATED RETIREMENT PLAN
LAST TEN FISCAL YEARS*
(Concluded)

	2017	2016	2015	2014
Total Pension Liability				
Service Costs	\$ 4,254,335	\$ 3,812,252	\$ 4,094,841	\$ 3,730,365
Interest	21,463,554	20,156,185	23,375,806	19,299,422
Change in Excess State Money	-	-	-	-
Share Plan Allocation	-	-	-	-
Differences Between Expected and Actual Experience	2,311,687	(6,006,515)	(140,568)	-
Changes of Assumptions	2,158,450	2,719,455	2,608,508	2,523,158
Contributions - Buy Back	-	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(16,100,144)	(15,444,821)	(17,602,583)	(12,898,782)
Net Change in Total Pension Liability	14,087,882	5,236,556	12,336,004	12,654,163
Total Pension Liability - Beginning	263,488,192	258,251,636	245,915,632	233,261,469
Total Pension Liability - Ending (a)	<u>\$ 277,576,074</u>	<u>\$ 263,488,192</u>	<u>\$ 258,251,636</u>	<u>\$ 245,915,632</u>
Plan Fiduciary Net Position				
Employer Contributions	\$ 4,294,312	\$ 3,716,354	\$ 3,682,847	\$ 3,855,020
State Contributions	1,254,172	1,242,740	1,269,827	1,259,995
Employee Contributions	2,024,693	2,093,074	1,972,417	2,067,685
Contributions - Buy Back	-	-	-	-
Net Investment Income	31,854,789	22,310,321	(93,259)	21,911,535
Benefit Payments, Including Refunds of Employee Contributions	(16,100,144)	(15,444,821)	(17,602,583)	(12,898,782)
Administrative Expense	(564,203)	(585,416)	(609,229)	(609,264)
Other	-	-	-	-
Net Change in Plan Fiduciary Net Position	22,763,619	13,332,252	(11,379,980)	15,586,189
Plan Fiduciary Net Position - Beginning	219,000,182	205,667,930	217,047,910	201,461,721
Adjustment to Beginning of Year	-	-	-	-
Plan Fiduciary Net Position - Ending (b)	<u>\$ 241,763,801</u>	<u>\$ 219,000,182</u>	<u>\$ 205,667,930</u>	<u>\$ 217,047,910</u>
City's Net Pension (Asset)/ Liability - Ending (a)-(b)	<u>\$ 35,812,273</u>	<u>\$ 44,488,010</u>	<u>\$ 52,583,706</u>	<u>\$ 28,867,722</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	87.10%	83.12%	79.64%	88.26%
Annual Covered Payroll	\$ 25,501,291	\$ 23,885,642	\$ 25,539,198	\$ 24,364,333
Net Pension Liability as a Percentage of Covered Payroll	140.43%	186.25%	205.89%	118.48%

Notes to Schedule

Changes of Assumptions -- amounts reported as changes of assumption resulted from the following:

- For measurement date 9/30/2016, investment rate was reduced from 8.30% to 8.20%.
- For measurement date 9/30/2015, investment rate was reduced from 8.40% to 8.30%.

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA SCHEDULE OF EMPLOYER CONTRIBUTIONS POLICE OFFICERS' AND FIREFIGHTERS' CONSOLIDATED RETIREMENT PLAN LAST TEN FISCAL YEARS*

Fiscal Year Ended September 30,	Actuarially Determined Contributions	Contributions in relation to the Actuarially Determined Contributions	Contribution Deficiency (Excess)	Covered Payroll	Total Contributions as a percentage of Covered Payroll
2021	\$ 2,048,850	\$ 2,048,850	\$ -	\$ 28,654,054	7.15%
2020	5,680,398	51,905,342	(46,224,944)	26,077,644	199.04%
2019	4,958,811	4,958,811	-	24,058,071	20.61%
2018	4,507,892	4,507,892	-	25,263,376	17.84%
2017	4,294,312	4,294,312	-	25,501,291	16.84%
2016	3,716,354	3,716,354	-	23,885,642	15.56%
2015	3,682,847	3,682,847	-	25,539,198	14.42%
2014	3,855,020	3,855,020	-	24,364,333	15.82%

Notes to Schedule

Valuation Date: 10/1/2019

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Individual entry age, normal cost
Amortization Method	Level percentage, closed
Remaining Amortization Period	30 years
Asset Valuation Method	Actuarial value, based on 5-year recognition of returns greater or less than
Investment Return Rate	7.90%, net of investment related expenses
Salary Increase Rate	Police Officers: 3.0% - 6.0%; Firefighters: 2.0% - 5.0%
Payroll Growth	3.0% per year for projecting aggregate payroll; 2.75% for determining
Mortality Rates	<i>Healthy Active Lives</i> --Female: RP2000 Generational, 100% Combined

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF ANNUAL MONEY-WEIGHTED RATE OF RETURN
PENSION PLANS
LAST TEN FISCAL YEARS*

Fiscal Year	Annual Money-Weighted Rate of Return on Pension Plan Investments	
	General Pension Plan	Consolidated Plan
2021	25.46%	17.80%
2020	4.11%	7.10%
2019	(0.64%)	1.30%
2018	12.63%	10.22%
2017	11.84%	11.20%
2016	11.84%	11.20%
2015	(0.74%)	0.00%
2014	10.61%	11.01%

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY AND RELATED RATIOS
FLORIDA RETIREMENT SYSTEM AND HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS*

	FLORIDA RETIREMENT SYSTEM (FRS)					
	2021	2020	2019	2018	2017	2016
Employer's Proportion of the Net Pension Liability	0.0024373%	0.0026964%	0.0028433%	0.0028149%	0.0026950%	0.0033806%
Employer's Proportionate Share of the Net Pension Liability	\$ 184,112	\$ 1,168,671	\$ 979,195	\$ 847,873	\$ 797,444	\$ 853,598
Employer's Covered Payroll	\$ 258,253	\$ 252,289	\$ 249,819	\$ 237,711	\$ 202,289	\$ 229,337
Employer's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	71.29%	463.23%	391.96%	356.68%	394.21%	372.20%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

HEALTH INSURANCE SUBSIDY PROGRAM (HIS)

	2021	2020	2019	2018	2017	2016	2015
Employer's Proportion of the Net Pension Liability	0.0024373%	0.0007268%	0.0007467%	0.0007276%	0.0006345%	0.0007428%	0.0007603%
Employer's Proportionate Share of the Net Pension Liability	\$ 89,472	\$ 88,738	\$ 83,552	\$ 77,015	\$ 67,846	\$ 86,570	\$ 77,534
Employer's Covered Payroll	\$ 258,253	\$ 252,289	\$ 249,819	\$ 237,711	\$ 202,289	\$ 229,337	\$ 178,193
Employer's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	34.65%	35.17%	33.45%	32.40%	33.54%	37.75%	43.51%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%

Notes to Schedules

The amounts presented for each fiscal year for the FRS and HIS were determined as of the measurement date, which was June 30 of the current fiscal year. Covered payroll is for the year ended June 30 of each year presented.

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EMPLOYER CONTRIBUTIONS
FLORIDA RETIREMENT SYSTEM AND HEALTH INSURANCE SUBSIDY PROGRAM
LAST TEN FISCAL YEARS*

FLORIDA RETIREMENT SYSTEM (FRS)

	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 87,405	\$ 90,261	\$ 89,357	\$ 81,218	\$ 76,047	\$ 78,365	\$ 80,376
Contributions in Relation to the Contractually Required Contribution	(87,405)	(90,261)	(89,357)	(81,218)	(76,047)	(78,365)	(80,376)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employer's Covered Payroll	\$ 241,084	\$ 253,072	\$ 252,952	\$ 237,711	\$ 222,289	\$ 218,313	\$ 197,229
Contributions as a Percentage of Covered Payroll	36.25%	35.67%	35.33%	34.17%	34.21%	35.90%	40.75%

HEALTH INSURANCE SUBSIDY PROGRAM (HIS)

	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	\$ 4,002	\$ 4,201	\$ 4,199	\$ 3,946	\$ 3,690	\$ 3,624	\$ 3,274
Contributions in Relation to the Contractually Required Contribution	(4,002)	(4,201)	(4,199)	(3,946)	(3,690)	(3,624)	(3,274)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employer's Covered Payroll	\$ 241,084	\$ 253,072	\$ 252,952	\$ 237,711	\$ 222,289	\$ 218,313	\$ 197,229
Contributions as a Percentage of Covered Payroll	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%

*GASB Statement No. 68 was implemented in 2015. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS OTHER POSTEMPLOYMENT BENEFITS LAST TEN FISCAL YEARS*

	2021	2020	2019	2018	2017
Total OPEB Liability					
Service Costs	\$ 1,488,138	\$ 1,742,093	\$ 1,591,950	\$ 1,467,084	\$ 1,282,158
Interest	4,977,350	6,093,319	5,887,782	5,676,583	5,274,094
Differences Between Expected and Actual Experience	-	(3,069,055)	-	3,158,374	(914,359)
Changes of Assumptions	-	(13,744,743)	625,481	675,415	559,493
Gross Benefit Payments	(8,426,856)	(8,225,362)	(7,676,658)	-	-
Retiree Contributions	3,330,813	3,404,162	3,173,162	(4,354,263)	(4,109,173)
Net Change in Total OPEB Liability	1,369,445	(13,799,586)	3,601,717	6,623,193	2,092,213
Total OPEB Liability - Beginning	64,015,882	77,815,468	74,213,751	67,590,558	65,498,345
Total OPEB Liability - Ending (a)	<u>\$ 65,385,327</u>	<u>\$ 64,015,882</u>	<u>\$ 77,815,468</u>	<u>\$ 74,213,751</u>	<u>\$ 67,590,558</u>
Plan Fiduciary Net Position					
Employer Contributions	\$ 1,924,061	\$ 2,557,953	\$ 2,348,167	\$ 2,016,572	\$ 1,622,729
Net Investment Income	14,120,107	602,848	(1,550,570)	6,250,519	6,550,405
Gross Benefit Payments	(8,426,856)	(8,225,362)	(7,676,658)	(4,354,263)	(4,109,173)
Retiree Contributions	3,330,813	3,404,162	3,173,162	-	-
Administrative Expense	(6,982)	(4,661)	(19,078)	(13,890)	(6,082)
Net Change in Plan Fiduciary Net Position	10,941,143	(1,665,060)	(3,724,977)	3,898,938	4,057,879
Plan Fiduciary Net Position - Beginning	62,009,254	63,674,314	67,399,291	63,500,353	59,442,474
Plan Fiduciary Net Position - Ending (b)	<u>\$ 72,950,397</u>	<u>\$ 62,009,254</u>	<u>\$ 63,674,314</u>	<u>\$ 67,399,291</u>	<u>\$ 63,500,353</u>
City's Net OPEB (Asset)/ Liability - Ending (a)-(b)	<u>\$ (7,565,070)</u>	<u>\$ 2,006,628</u>	<u>\$ 14,141,154</u>	<u>\$ 6,814,460</u>	<u>\$ 4,090,205</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	111.57%	96.87%	81.83%	90.82%	93.95%
Annual Covered Payroll	\$ 156,333,484	\$ 148,889,032	\$ 124,457,080	\$ 118,530,552	\$ 122,798,859
Net OPEB Liability as a Percentage of Covered Payroll	(4.84%)	1.35%	11.36%	5.75%	3.33%

Notes to Schedule

Differences Between Expected and Actual Experience - Fiscal year 2020 reflects the impact of changes to the census data from the prior valuation to the valuation as of October 1, 2019.

Changes of Assumptions -- Changes of assumptions reflect the effects of changes in the discount rate each period.

- For measurement date 9/30/2019, investment rate was reduced from 8.00% to 7.90%.

Additionally, changes of assumptions includes changes due to claims experience and premium rates.

*GASB Statement No. 75 was implemented in 2017. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA SCHEDULE OF EMPLOYER CONTRIBUTIONS OTHER POSTEMPLOYMENT BENEFITS LAST TEN FISCAL YEARS*

Fiscal Year Ended September 30,	Actuarially Determined Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency (Excess)	Covered Payroll	Total Contributions as a percentage of Covered Payroll
2021	\$ -	\$ 1,924,061	\$ (1,924,061)	\$ 156,333,484	1.23%
2020	-	2,557,953	(2,557,953)	148,889,032	1.72%
2019	767,613	2,348,167	(1,580,554)	124,457,080	1.89%
2018	731,060	2,016,572	(1,285,512)	118,530,552	1.70%
2017	616,087	1,622,729	(1,006,642)	122,798,859	1.32%

Notes to Schedule

Valuation Date: 10/1/2019

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Individual entry age, normal cost
Amortization Method	Level percentage, closed
Remaining Amortization Period	30 years
Asset Valuation Method	Market Value of Assets
Discount Rate	7.90% per year assumed investment return rate
Salary Increase Rate	Police Officers: 3.0% - 6.0%; Firefighters: 2.0% - 5.0%
Payroll Growth	3.00%
Health Care Inflation	Medical Claims (Pre-65) 7.30% - 4.50%, (Post-65) 4.30% - 4.50%
Mortality Rates	<i>Healthy Active Lives</i> --Female: RP2000 Generational, 100% Combined Healthy White Collar, Scale BB; Male: RP2000 Generational, 50% Combined Healthy White Collar/50% Combined Healthy Blue Collar, Scale BB. Male (Special Risk): RP2000 Generational, 10% Combined Healthy White Collar/90% Combined Healthy Blue Collar, Scale BB. For special risk members, 25% of future active member deaths are assumed to be in the line of duty. For all other members, 2% of future active member deaths are assumed to be in the line of duty. <i>Healthy Inactive Lives</i> --Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB; Male: RP2000 Generational, 10% Annuitant White Collar/90% Annuitant Blue Collar, Scale BB <i>Disabled Lives</i> --Female: 100% RP2000 Disabled Female set forward two years, no projection scale; Male: 60% RP2000 Disabled Male setback four years/40% Annuitant White Collar with no setback, no projection scale.

*GASB Statement No. 75 was implemented in 2017. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF ANNUAL MONEY-WEIGHTED RATE OF RETURN
OTHER POSTEMPLOYMENT BENEFITS
LAST TEN FISCAL YEARS*

Fiscal Year	Annual Money-Weighted Rate of Return on OPEB Plan Investments
2021	25.08%
2020	0.25%
2019	(2.41%)
2018	9.97%
2017	11.25%

Note to Schedule

*GASB Statement No. 75 was implemented in 2017. Until a full 10-year trend is compiled, information for those years for which it is available will be presented.

Supplementary Information

NONMAJOR GOVERNMENT FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts or for major capital projects) that are restricted to expenditures for specific purposes.

The City maintains the following Special Revenue Funds:

Community Development Block Grant - to maintain unique accounting requirements for Federal funds being used to refurbish and rehabilitate deteriorated neighborhoods.

Urban Development Action Grant - to account for Urban Development Action Grant funds loaned to a local developer for construction of a downtown-parking garage. The loan is to be repaid based on provisions of an agreement.

HOME Grant - to maintain unique accounting requirements for HOME Investment Partnerships Program Grant funds. This program was created under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990.

Cultural Affairs - to account for revenues and expenditures associated with various cultural activities of the City. Financing is provided by various charges for services and miscellaneous revenue sources.

State Law Enforcement Contraband Forfeiture - to account for law enforcement related projects funded by the proceeds from state confiscated property forfeited under the provisions of Sections 932.701 through 932.704, Florida Statutes.

Federal Law Enforcement Contraband Forfeiture - to account for law enforcement related projects funded by the proceeds from federal confiscated property forfeited under the provisions of USC 21 SS 881 and U.S. Department of Justice, Guide to Equitable Sharing of Federally Forfeited Property for State and Local Law Enforcement Agencies.

Police Billable Overtime - to account for revenues and expenditures associated billable overtime that the Police Department performs outside of their regular duties for both City events and non-City events. Fees are set with the intent to cover variable costs including overtime pay and benefits.

Street, Sidewalk and Ditch Improvement - to account for the provision and financing of paving and ditch improvement projects. Financing is provided by assessments levied against property owners in a limited geographical area as improvement projects are approved.

Economic Development - to account for revenue and expenditures made to promote economic development. Includes operating expense and rental revenue generated by the GTEC (Gainesville Technology Incubator) facility.

Miscellaneous Grants - to account for a large number of miscellaneous grants, which are single purpose in nature and require minimal special accounting features.

Fire Assessment - to account for fire assessment fees not included in the general fund.

Transportation Concurrency Exception Area - to account for revenue and expenditures generated in connection with transportation improvements made in conjunction with new developments. Funds are provided by real estate developers to mitigate the development's impact on transportation in accordance with Ordinance #981310.

SPECIAL REVENUE FUNDS

Water/Wastewater Infrastructure Surcharge - to account for surcharge collections and interest earnings which are to be expended on related infrastructure improvements for water and wastewater. Half of the funds collected are transferred to this fund. Resolution #030223 specifies that the expenditures are to be used as follows: 20% health/safety/environmental projects, 20% affordable housing projects, and 60% programmed extension projects.

Supportive Housing Investment Partnership (SHIP) - to account for documentary stamp proceeds from real estate transactions to be used as funding for the entitlement program. Expenditures made by the City include grants to improve housing options for lower income and less advantaged citizens.

Small Business Loan - to account for revenue and expenditures associated with revolving loan funds to local small businesses. This fund was established in fiscal year 2005 with the funds received through an insurance settlement associated with the United Gainesville Community Development Corporation.

Miscellaneous Special Revenue Fund - to account for several miscellaneous programs that are of small dollar value and are restricted to a specific project or activity.

Tree Mitigation - to account for projects that exceed the basic service levels for tree planting, routine pruning maintenance and hazard abatement of the City's tree canopy.

Golf Course Surcharge - to account for surcharges collected on golf course usage from green fees and cart rentals to be used for golf course improvements and debt payments.

Evergreen Cemetery - to account for revenues, which will be used to finance perpetual care expenses incurred by the General Fund for cemetery gravesites. Interest income and income from lot sales and perpetual care contracts provide the financing sources.

School Crossing Guard - to account for the surcharge imposed on parking fines to fund the School Crossing Guard Program.

Art in Public Places - to account for the use of funds to purchase art for new or majorly-renovated City buildings, and to accumulate funds to provide art that is accessible to the public in accordance with City Ordinance #3509.

Gainesville Community Reinvestment Area - to account for the use of funds from an interlocal agreement with Alachua County for the redevelopment of the consolidated tax increment district areas, cap the annual funding provided by the City and County, and set an end date for the redevelopment work. Funding from the County will end January 1, 2029.

Downtown Redevelopment Tax Increment Fund - to account for certain property tax increments, and interest earned on such funds, which are to be used for specific projects involving downtown redevelopment.

Fifth Avenue Tax Increment Fund - to account for certain property tax increments, and interest earned on such funds, which are to be used for specific projects involving redevelopment of the Fifth Avenue and Pleasant Street neighborhoods.

College Park Tax Increment Fund - to account for certain property tax increments and interest earned on such funds, which are to be used for specific projects involving redevelopment of the College Park and University Heights neighborhoods.

SPECIAL REVENUE FUNDS

Eastside Tax Increment Fund - to account for certain property tax increments and interest earned on such funds, which are to be used for specific projects involving redevelopment of the Eastside Redevelopment District.

American Rescue Plan Act (ARPA) - to account for grant funds provided through the American Rescue Act of 2021 to help state and local governments cover increased expenditures, replenish lost revenue, and mitigate economic harm from the COVID-19 pandemic.

Emergency Disaster - to account for revenue and expenditures associated with public safety during an event.

DEBT SERVICE FUNDS

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

The City maintains the following Debt Service Funds:

Guaranteed Entitlement Revenue and Refunding Bonds 1994 - to receive and account for funds (Guaranteed Entitlement funds) to accumulate the debt service requirements of the Guaranteed Entitlement Refunding Bonds of 1994.

Pension Obligation Bonds Series 2003A - to account for funds to accumulate the debt service requirements of the pension obligation bonds for the General Employee's Pension Plan.

Pension Obligation Bonds Series 2003B - to account for funds to accumulate the debt service requirements of the pension obligation bonds for the Consolidated Police Officers' and Firefighters' Pension Plan.

GPD Energy Conservation Master Capital Lease - to account for funds to accumulate the capital lease required payments for the Siemens GPD Energy Conservation Capital Lease.

Capital Improvement Revenue Note Series 2009 - to account for funds to accumulate the debt service requirements of the Revenue Note Series 2009.

Capital Improvement Revenue Bond Series 2010 - to account for funds to accumulate the debt service requirements of the Revenue Bond Series 2010.

Revenue Refunding Note Series 2011 - to account for funds to accumulate the debt service requirements of the Revenue Refunding Note of 2011.

Capital Improvement Revenue Note Series 2011A - to account for funds to accumulate the debt service requirements of the Revenue Note of 2011.

Revenue Refunding Note Series 2014 - to account for funds to accumulate the debt service requirements of the Revenue Refunding Note of 2014.

Capital Improvement Revenue Bond Series 2014 - to account for funds to accumulate the debt service requirements of the Revenue Bond of 2014.

Revenue Refunding Note Series 2016A - to account for funds to accumulate the debt service requirements of the Revenue Refunding Note of 2016.

Capital Improvement Revenue Note Series 2016B - to account for funds to accumulate the debt service requirements of the Revenue Note of 2016B.

Capital Improvement Revenue Bond 2017 - to account for funds to accumulate the debt service requirements of the Revenue Bond of 2017.

Capital Improvement Revenue Note 2019 - to account for funds to accumulate the debt service requirements of the Revenue Note of 2019.

Special Obligations Revenues Bonds Series 2020 - to account for funds to accumulate the debt service requirements of the Special Obligation Revenue Bonds (Pension Obligation Bonds) of 2020.

Revenue Refunding Note Series 2021 - to account for funds to accumulate the debt service requirements for the Refunding Note of 2021.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds and Trust Funds).

The City maintains the following Capital Projects Funds:

General Capital Projects - to account for costs of various projects, which are of relatively small dollar value in nature. Financing is generally provided by operating transfers from other funds of the City and interest earnings.

Public Improvement Construction Fund - to account for the costs of various capital projects funded by the non-refunding portion of the 1994 Guaranteed Entitlement Revenue & Refunding Bonds & interest earnings.

Greenspace and Community Improvement - to account for the costs of acquiring greenspace land and quality of life improvements in the community.

Capital Projects Fund 02 - to account for the costs of various capital projects financed by the First Florida Governmental Financing Commission 2002 and interest earnings.

Fifth Avenue/Pleasant Street Rehabilitation Project Fund 02 - to account for the acquisition and rehabilitation of properties in the Fifth Avenue/Pleasant Street district financed through the First Florida Governmental Financing Commission 2002 and interest earnings.

FFGFC 05 Capital Projects - to account for the costs of various capital projects financed by the First Florida Governmental Financing Commission 2005 and interest earnings.

Capital Improvement Revenue Bond (CIRB) 2005 CIP Fund - to account for the costs of various capital projects financed by the CIRB 2005 and interest earnings.

Kennedy Homes Acquisition/Demolition Fund - to account for the costs of acquiring the Kennedy Homes property, and for associated demolition and remodeling costs associated with the property's rehabilitation.

Campus Development Agreement - to account for the costs of projects specified to be funded by the Campus Development Agreement, provided by the University of Florida.

Energy Conservation - to account for the costs of projects related to energy conservation funded by the CIRN 2009 debt issue.

Additional 5 Cents Local Option Gas Tax (LOGT) - to account for the receipt and expenditure of the additional five cent local option gas tax.

Additional 5 Cents Local Option Gas Tax (LOGT) CIRN 2009 - to account for the expenditure of the CIRN 2009 proceeds to be repaid with additional five cent local option gas tax.

Traffic Management System - to account for the costs of the traffic management system building project.

Wild Spaces Public Places ½ Cent Sales Tax - to account for the receipt of a portion of the Wild Spaces Public Places two-year ½ cent sales tax and the related capital projects associated with public recreation funded by the tax and interest earnings.

Wild Spaces Public Places Land Acquisition - to account for the receipt of a portion of the Wild Spaces Public Places two-year ½ cent sales tax and the related capital projects associated with land acquisition funded by the tax and interest earnings.

CAPITAL PROJECTS FUNDS

Senior Recreation Center - to account for the costs of the construction of the Senior Recreation Center.

Capital Improvement Revenue Bond 2010 - to account for the costs of various capital projects financed by the CIRB 2010 and interest earnings.

Capital Improvement Revenue Note 2011 - to account for the costs of various capital projects financed by the CIRN 2011 and interest earnings.

Facilities Maintenance Recurring - to account for the costs for ongoing facilities capital maintenance.

Equipment Replacement - to account for the costs for replacing City equipment (radios, computers, laptops, etc.).

Roadway Resurfacing Program - to account for the costs for resurfacing roads.

Capital Improvement Revenue Bond Series 2014 - to account for the costs of various capital projects financed by the CIRB 2014 and interest earnings.

Capital Improvement Beazer Settlement - to account for the costs of remediation work associated with the clean-up at the Cabot Carbon/Koppers Superfund Site.

Capital Improvement Revenue Note 2016B Additional 5 Cent Gas Tax - to account for the costs of various capital projects financed by the CIRN 2016B and interest earnings.

Capital Improvement Revenue Note 2017 - to account for the costs of various capital projects financed by the CIRN 2017 and interest earnings.

Wild Spaces Public Places ½ Cent Sales Tax 2017-2025 - to account for the receipt of a portion of the Wild Spaces Public Places eight-year ½ cent sales tax and the related capital projects associated with public recreation funded by the tax and interest earnings.

Wild Spaces Public Places Joint Projects - to account for joint capital projects funded by the Wild Spaces Public Places eight-year ½ cent sales tax.

Capital Improvement Revenue Note 2019 - to account for the costs associated with various capital projects funded by the CIRN 2019 and interest earnings.

Technology Capital Improvement Fund - to account for the costs associated with various capital projects.

CITY OF GAINESVILLE, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021

	Special Revenue Funds			
	Community Development Block Grant	Urban Development Action Grant	Home Grant	Cultural Affairs
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	-	303,463	-	250,617
Receivables	1,355,254	-	120,785	2,321
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>1,355,254</u>	<u>303,463</u>	<u>120,785</u>	<u>252,938</u>
Liabilities				
Accounts Payable and Accrued Liabilities	53,741	-	14,264	4,651
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	1,229,522	-	345,217	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>1,283,263</u>	<u>-</u>	<u>359,481</u>	<u>4,651</u>
Deferred Inflows of Resources				
Unavailable Revenue	33,165	-	26,673	-
Total Deferred Inflows of Resources	<u>33,165</u>	<u>-</u>	<u>26,673</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	38,826	303,463	-	-
Committed	-	-	-	248,287
Assigned	-	-	-	-
Unassigned	-	-	(265,369)	-
Total Fund Balances	<u>38,826</u>	<u>303,463</u>	<u>(265,369)</u>	<u>248,287</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,355,254</u>	<u>\$ 303,463</u>	<u>\$ 120,785</u>	<u>\$ 252,938</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	State Law Enforcement Contraband Forfeiture	Federal Law Enforcement Contraband Forfeiture	Police Billable Overtime	Street, Sidewalk, and Ditch Improvement
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	311,645	802,227	-	191,077
Receivables	-	-	364,171	2,611
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	670,492	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>982,137</u>	<u>802,227</u>	<u>364,171</u>	<u>193,688</u>
Liabilities				
Accounts Payable and Accrued Liabilities	673,286	1,921	8,478	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	590,369	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>673,286</u>	<u>1,921</u>	<u>598,847</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	3,458
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,458</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	308,851	800,306	-	190,230
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	(234,676)	-
Total Fund Balances	<u>308,851</u>	<u>800,306</u>	<u>(234,676)</u>	<u>190,230</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 982,137</u>	<u>\$ 802,227</u>	<u>\$ 364,171</u>	<u>\$ 193,688</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Economic Development	Miscellaneous Grants	Fire Assessment	Transportation Concurrency Exception Area
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ 3,000
Equity in Pooled Cash and Investments	178,620	-	-	7,026,919
Receivables	30,856	1,496,334	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	12	-	-
Total Assets	<u>209,476</u>	<u>1,496,346</u>	<u>-</u>	<u>7,029,919</u>
Liabilities				
Accounts Payable and Accrued Liabilities	1,319	566,687	-	114,095
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	2,187,853	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>1,319</u>	<u>2,754,540</u>	<u>-</u>	<u>114,095</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	10,510	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>10,510</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	12	-	-
Restricted	-	-	-	6,915,824
Committed	208,157	-	-	-
Assigned	-	-	-	-
Unassigned	-	(1,268,716)	-	-
Total Fund Balances	<u>208,157</u>	<u>(1,268,704)</u>	<u>-</u>	<u>6,915,824</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 209,476</u>	<u>\$ 1,496,346</u>	<u>\$ -</u>	<u>\$ 7,029,919</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Water/ Wastewater Infrastructure Surcharge	SHIP	Small Business Loan	Miscellaneous Special Revenue Fund
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	2,998,676	901,965	255,863	1,200,397
Receivables	-	14,785	-	364,774
Due from Other Funds	77,315	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>3,075,991</u>	<u>916,750</u>	<u>255,863</u>	<u>1,565,171</u>
Liabilities				
Accounts Payable and Accrued Liabilities	292,965	10,040	-	401,912
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	11,597	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>292,965</u>	<u>10,040</u>	<u>11,597</u>	<u>401,912</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	906,710	-	-
Committed	2,783,026	-	244,266	-
Assigned	-	-	-	1,163,259
Unassigned	-	-	-	-
Total Fund Balances	<u>2,783,026</u>	<u>906,710</u>	<u>244,266</u>	<u>1,163,259</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 3,075,991</u>	<u>\$ 916,750</u>	<u>\$ 255,863</u>	<u>\$ 1,565,171</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Tree Mitigation	Golf Course Surcharge	Evergreen Cemetery	School Crossing Guard
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	6,150,573	-	1,809,312	-
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>6,150,573</u>	<u>-</u>	<u>1,809,312</u>	<u>-</u>
Liabilities				
Accounts Payable and Accrued Liabilities	13,736	-	-	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	56,139
Unearned Revenues	-	-	-	-
Total Liabilities	<u>13,736</u>	<u>-</u>	<u>-</u>	<u>56,139</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	973,501	-
Restricted	-	-	835,811	-
Committed	6,136,837	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	(56,139)
Total Fund Balances	<u>6,136,837</u>	<u>-</u>	<u>1,809,312</u>	<u>(56,139)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 6,150,573</u>	<u>\$ -</u>	<u>\$ 1,809,312</u>	<u>\$ -</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Art in Public Places	Gainesville Community Reinvestment Area	Downtown Redevelopment Tax Increment Fund	Fifth Avenue Tax Increment Fund
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	-	11,782,341	3,345,849	653,269
Receivables	-	4,661	-	1,390
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>-</u>	<u>11,787,002</u>	<u>3,345,849</u>	<u>654,659</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	156,386	130,220	13,000
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	3,474	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>3,474</u>	<u>156,386</u>	<u>130,220</u>	<u>13,000</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	1,390
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,390</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	11,630,616	3,215,629	640,269
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	(3,474)	-	-	-
Total Fund Balances	<u>(3,474)</u>	<u>11,630,616</u>	<u>3,215,629</u>	<u>640,269</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ -</u>	<u>\$ 11,787,002</u>	<u>\$ 3,345,849</u>	<u>\$ 654,659</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	College Park Tax Increment Fund	Eastside Tax Increment Fund	American Rescue Plan Act (ARPA)	Emergency Disaster
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	4,020,083	135,099	16,206,979	1,525,769
Receivables	-	7,951	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>4,020,083</u>	<u>143,050</u>	<u>16,206,979</u>	<u>1,525,769</u>
Liabilities				
Accounts Payable and Accrued Liabilities	2,598	46,035	-	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	16,204,402	-
Total Liabilities	<u>2,598</u>	<u>46,035</u>	<u>16,204,402</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	4,017,485	97,015	2,577	-
Committed	-	-	-	-
Assigned	-	-	-	1,525,769
Unassigned	-	-	-	-
Total Fund Balances	<u>4,017,485</u>	<u>97,015</u>	<u>2,577</u>	<u>1,525,769</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 4,020,083</u>	<u>\$ 143,050</u>	<u>\$ 16,206,979</u>	<u>\$ 1,525,769</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Debt Service Funds			
	Guaranteed Entitlement Rev and Refunding Bonds 1994	Pension Obligation Bond Series 2003A	Pension Obligation Bond Series 2003B	GPD Energy Conservation Master Capital Lease
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	9,889	3,765,035	2,589,253	38,668
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	20,361,337	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>9,889</u>	<u>24,126,372</u>	<u>2,589,253</u>	<u>38,668</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	-	-
Accrued Interest	-	2,578,732	990,448	-
Bonds and Notes Payable	-	991,656	1,465,000	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>3,570,388</u>	<u>2,455,448</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	20,361,337	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	9,889	194,647	133,805	38,668
Unassigned	-	-	-	-
Total Fund Balances	<u>9,889</u>	<u>20,555,984</u>	<u>133,805</u>	<u>38,668</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 9,889</u>	<u>\$ 24,126,372</u>	<u>\$ 2,589,253</u>	<u>\$ 38,668</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Debt Service Funds			
	Capital Improvement Revenue Note Series 2009	Capital Improvement Revenue Bond Series 2010	Revenue Refunding Note Series 2011	Capital Improvement Revenue Note Series 2011A
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	12,581	-	12,904	446,088
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>12,581</u>	<u>-</u>	<u>12,904</u>	<u>446,088</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	-	-
Accrued Interest	-	-	-	4,809
Bonds and Notes Payable	-	-	-	420,000
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>424,809</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	12,581	-	12,904	21,279
Unassigned	-	-	-	-
Total Fund Balances	<u>12,581</u>	<u>-</u>	<u>12,904</u>	<u>21,279</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 12,581</u>	<u>\$ -</u>	<u>\$ 12,904</u>	<u>\$ 446,088</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Debt Service Funds			
	Revenue Refunding Note Series 2014	Capital Improvement Revenue Bond Series 2014	Revenue Refunding Note Series 2016A	Capital Improvement Revenue Note 2016B
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	1,638,519	917,936	257,598	-
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>1,638,519</u>	<u>917,936</u>	<u>257,598</u>	<u>-</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	-	-
Accrued Interest	91,730	179,826	-	-
Bonds and Notes Payable	1,460,000	526,133	-	-
Due to Other Funds	-	-	-	2,527
Unearned Revenues	-	-	-	-
Total Liabilities	<u>1,551,730</u>	<u>705,959</u>	<u>-</u>	<u>2,527</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	86,789	211,977	257,598	-
Unassigned	-	-	-	(2,527)
Total Fund Balances	<u>86,789</u>	<u>211,977</u>	<u>257,598</u>	<u>(2,527)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,638,519</u>	<u>\$ 917,936</u>	<u>\$ 257,598</u>	<u>\$ -</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Debt Service Funds			
	Capital Improvement Revenue Bond 2017	Capital Improvement Revenue Note 2019	Special Obligation Revenue Bonds Series 2020	Revenue Refunding Note Series 2021
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	-	586,828	6,568,541	675,191
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	113,817,704	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>-</u>	<u>586,828</u>	<u>120,386,245</u>	<u>675,191</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	-	-
Accrued Interest	-	79,342	2,352,048	95,927
Bonds and Notes Payable	-	505,000	4,235,000	362,000
Due to Other Funds	-	-	-	2,975
Unearned Revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>584,342</u>	<u>6,587,048</u>	<u>460,902</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	113,799,197	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	2,486	-	214,289
Unassigned	-	-	-	-
Total Fund Balances	<u>-</u>	<u>2,486</u>	<u>113,799,197</u>	<u>214,289</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ -</u>	<u>\$ 586,828</u>	<u>\$ 120,386,245</u>	<u>\$ 675,191</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021
(Continued)

	Capital Projects Funds			
	General Capital Projects	Public Improvement Construction Fund	Greenspace and Community Improvement	Capital Projects Fund 02
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	2,433,175	966	157,072	69,859
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>2,433,175</u>	<u>966</u>	<u>157,072</u>	<u>69,859</u>
Liabilities				
Accounts Payable and Accrued Liabilities	70,671	-	900	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>70,671</u>	<u>-</u>	<u>900</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	2,362,504	966	156,172	69,859
Unassigned	-	-	-	-
Total Fund Balances	<u>2,362,504</u>	<u>966</u>	<u>156,172</u>	<u>69,859</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 2,433,175</u>	<u>\$ 966</u>	<u>\$ 157,072</u>	<u>\$ 69,859</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Fifth Ave/ Pleasant St Rehab Proj. Fund 02	FFGFC 05 Capital Projects	Capital Improvement Revenue Bond (CIRB) 2005	Kennedy Homes Acquisition/ Demolition
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	8,427	109,255	211,977	-
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>8,427</u>	<u>109,255</u>	<u>211,977</u>	<u>-</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	4,041	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>4,041</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	8,427	109,255	207,936	-
Unassigned	-	-	-	-
Total Fund Balances	<u>8,427</u>	<u>109,255</u>	<u>207,936</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 8,427</u>	<u>\$ 109,255</u>	<u>\$ 211,977</u>	<u>\$ -</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Campus Development Agreement	Energy Conservation	Add'l 5 Cents Local Option Gas Tax (LOGT)	Add'l 5 Cents Gas Tax (LOGT) CIRN 2009
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	1,198,044	15,436	3,889,196	607,520
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>1,198,044</u>	<u>15,436</u>	<u>3,889,196</u>	<u>607,520</u>
Liabilities				
Accounts Payable and Accrued Liabilities	1,888	-	134,737	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>1,888</u>	<u>-</u>	<u>134,737</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	3,754,459	-
Committed	-	-	-	-
Assigned	1,196,156	15,436	-	607,520
Unassigned	-	-	-	-
Total Fund Balances	<u>1,196,156</u>	<u>15,436</u>	<u>3,754,459</u>	<u>607,520</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,198,044</u>	<u>\$ 15,436</u>	<u>\$ 3,889,196</u>	<u>\$ 607,520</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Traffic Management System	Wild Spaces Public Places 1/2 Cent Sales Tax	Wild Spaces Public Places Land Acq.	Senior Recreation Center
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	120,708	1,414	179,464	23,957
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>120,708</u>	<u>1,414</u>	<u>179,464</u>	<u>23,957</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	-	-	-
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	1,414	179,464	23,957
Committed	-	-	-	-
Assigned	120,708	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	<u>120,708</u>	<u>1,414</u>	<u>179,464</u>	<u>23,957</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 120,708</u>	<u>\$ 1,414</u>	<u>\$ 179,464</u>	<u>\$ 23,957</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Capital Improvement Revenue Bond 2010	Capital Improvement Revenue Note 2011	Facilities Maintenance Recurring	Equipment Replacement
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	490,614	903	1,011,891	1,190,586
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>490,614</u>	<u>903</u>	<u>1,011,891</u>	<u>1,190,586</u>
Liabilities				
Accounts Payable and Accrued Liabilities	98,991	-	15,652	52,737
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	5,014
Unearned Revenues	-	-	-	-
Total Liabilities	<u>98,991</u>	<u>-</u>	<u>15,652</u>	<u>57,751</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	112,678	-	-	-
Committed	-	-	-	-
Assigned	278,945	903	996,239	1,132,835
Unassigned	-	-	-	-
Total Fund Balances	<u>391,623</u>	<u>903</u>	<u>996,239</u>	<u>1,132,835</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 490,614</u>	<u>\$ 903</u>	<u>\$ 1,011,891</u>	<u>\$ 1,190,586</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Roadway Resurfacing Program	Capital Improvement Revenue Bond Series 2014	Capital Improvement Beazer Settlement	Capital Imp Revenue Note 2016B Add'l 5 Cent Gas Tax
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	2,402,579	688,531	21,925	2,387,378
Receivables	-	-	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>2,402,579</u>	<u>688,531</u>	<u>21,925</u>	<u>2,387,378</u>
Liabilities				
Accounts Payable and Accrued Liabilities	11,374	-	-	110,243
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>11,374</u>	<u>-</u>	<u>-</u>	<u>110,243</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	185,667	-	1,695,900
Committed	-	-	-	-
Assigned	2,391,205	502,864	21,925	581,235
Unassigned	-	-	-	-
Total Fund Balances	<u>2,391,205</u>	<u>688,531</u>	<u>21,925</u>	<u>2,277,135</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 2,402,579</u>	<u>\$ 688,531</u>	<u>\$ 21,925</u>	<u>\$ 2,387,378</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Capital Improvement Revenue Note 2017	Wild Spaces Public Places 1/2 Cent Sales Tax 2017-2025	Wild Spaces Public Places Joint Projects	Capital Improvement Revenue Note 2019
Assets				
Cash and Cash Equivalents	\$ -	\$ -	\$ -	\$ -
Equity in Pooled Cash and Investments	225,116	17,532,251	2,193,820	3,849,374
Receivables	-	591,764	-	-
Due from Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Assets Held for Evidence	-	-	-	-
Prepaid Expenses	-	-	-	-
Total Assets	<u>225,116</u>	<u>18,124,015</u>	<u>2,193,820</u>	<u>3,849,374</u>
Liabilities				
Accounts Payable and Accrued Liabilities	-	571,386	14,205	229,296
Accrued Interest	-	-	-	-
Bonds and Notes Payable	-	-	-	-
Due to Other Funds	-	6,020	-	-
Unearned Revenues	-	-	-	-
Total Liabilities	<u>-</u>	<u>577,406</u>	<u>14,205</u>	<u>229,296</u>
Deferred Inflows of Resources				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	17,546,609	2,179,615	3,600,914
Committed	-	-	-	-
Assigned	225,116	-	-	19,164
Unassigned	-	-	-	-
Total Fund Balances	<u>225,116</u>	<u>17,546,609</u>	<u>2,179,615</u>	<u>3,620,078</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 225,116</u>	<u>\$ 18,124,015</u>	<u>\$ 2,193,820</u>	<u>\$ 3,849,374</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2021
 (Concluded)

	Capital Projects Funds Technology Capital Improvement	Total Nonmajor Governmental Funds
Assets		
Cash and Cash Equivalents	\$ -	\$ 3,000
Equity in Pooled Cash and Investments	-	118,591,212
Receivables	-	4,357,657
Due from Other Funds	-	77,315
Advances from Other Funds	-	134,179,041
Assets Held for Evidence	-	670,492
Prepaid Expenses	-	12
Total Assets	<u>-</u>	<u>257,878,729</u>
Liabilities		
Accounts Payable and Accrued Liabilities	-	3,821,455
Accrued Interest	-	6,372,862
Bonds and Notes Payable	-	9,964,789
Due to Other Funds	-	4,440,707
Unearned Revenues	-	16,204,402
Total Liabilities	<u>-</u>	<u>40,804,215</u>
Deferred Inflows of Resources		
Unavailable Revenue	-	75,196
Total Deferred Inflows of Resources	<u>-</u>	<u>75,196</u>
Fund Balances		
Nonspendable	-	135,134,047
Restricted	-	59,184,289
Committed	-	9,620,573
Assigned	-	14,891,310
Unassigned	-	(1,830,901)
Total Fund Balances	<u>-</u>	<u>216,999,318</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ -</u>	<u>\$ 257,878,729</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Special Revenue Funds			
	Community Development Block Grant	Urban Development Action Grant	Home Grant	Cultural Affairs
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	1,433,753	-	107,475	-
Charges for Services	-	-	-	61,939
Fines and Forfeitures	-	-	-	-
Miscellaneous	22,030	-	92,015	25,360
Total Revenues	<u>1,455,783</u>	<u>-</u>	<u>199,490</u>	<u>87,299</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	52,703	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	694,474	-	140,969	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	1,350
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>747,177</u>	<u>-</u>	<u>140,969</u>	<u>1,350</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>708,606</u>	<u>-</u>	<u>58,521</u>	<u>85,949</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	-	-
Transfers (out)	(18,084)	-	(26,723)	(6,683)
Total Other Financing				
Sources (Uses)	<u>(18,084)</u>	<u>-</u>	<u>(26,723)</u>	<u>(6,683)</u>
Net Change in Fund Balances	690,522	-	31,798	79,266
Fund Balances, Beginning of Year	(651,696)	303,463	(297,167)	169,021
Fund Balances, End of Year	<u>\$ 38,826</u>	<u>\$ 303,463</u>	<u>\$ (265,369)</u>	<u>\$ 248,287</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	State Law Enforcement Contraband Forfeiture	Federal Law Enforcement Contraband Forfeiture	Police Billable Overtime	Street, Sidewalk, and Ditch Improvement
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	620,259	-
Fines and Forfeitures	38,153	51,586	-	-
Miscellaneous	1,436	-	-	710
Total Revenues	39,589	51,586	620,259	710
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	5,183	198,156	531,000	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	5,183	198,156	531,000	-
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	34,406	(146,570)	89,259	710
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	271	28,000	-	-
Transfers in	-	126,027	-	-
Transfers (out)	(100,493)	-	-	-
Total Other Financing				
Sources (Uses)	(100,222)	154,027	-	-
Net Change in Fund Balances	(65,816)	7,457	89,259	710
Fund Balances, Beginning of Year	374,667	792,849	(323,935)	189,520
Fund Balances, End of Year	\$ 308,851	\$ 800,306	\$ (234,676)	\$ 190,230

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Economic Development	Miscellaneous Grants	Fire Assessment	Transportation Concurrency Exception Area
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	3,426,882	-	-
Charges for Services	-	-	-	1,906,054
Fines and Forfeitures	-	-	-	-
Miscellaneous	497	63,942	-	25,081
Total Revenues	<u>497</u>	<u>3,490,824</u>	<u>-</u>	<u>1,931,135</u>
Expenditures				
Current:				
General Government	49,177	4,939	-	-
Public Safety	-	1,784,356	-	-
Physical Environment	-	550,553	-	-
Transportation	-	76,631	-	261,029
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	47,432	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	741,500	-	937,934
Total Expenditures	<u>49,177</u>	<u>3,205,411</u>	<u>-</u>	<u>1,198,963</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(48,680)</u>	<u>285,413</u>	<u>-</u>	<u>732,172</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	87,000	561,141	-	-
Transfers (out)	-	-	(1,096)	(436,034)
Total Other Financing				
Sources (Uses)	<u>87,000</u>	<u>561,141</u>	<u>(1,096)</u>	<u>(436,034)</u>
Net Change in Fund Balances	<u>38,320</u>	<u>846,554</u>	<u>(1,096)</u>	<u>296,138</u>
Fund Balances, Beginning of Year	<u>169,837</u>	<u>(2,115,258)</u>	<u>1,096</u>	<u>6,619,686</u>
Fund Balances, End of Year	<u>\$ 208,157</u>	<u>\$ (1,268,704)</u>	<u>\$ -</u>	<u>\$ 6,915,824</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Special Revenue Funds			
	Water/ Wastewater Infrastructure Surcharge	SHIP	Small Business Loan	Miscellaneous Special Revenue Fund
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	334,345	-	329,118
Charges for Services	774,198	-	-	208,493
Fines and Forfeitures	-	-	-	20,937
Miscellaneous	9,658	22,507	-	272,286
Total Revenues	783,856	356,852	-	830,834
Expenditures				
Current:				
General Government	-	-	6,647	263,075
Public Safety	-	-	-	95,922
Physical Environment	338,624	-	-	37,230
Transportation	-	-	-	-
Economic Environment	-	107,843	-	24,500
Human Services	-	-	-	2,186,925
Culture and Recreation	-	-	35,684	152,600
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	338,624	107,843	42,331	2,760,252
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	445,232	249,009	(42,331)	(1,929,418)
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	6,647	1,587,311
Transfers (out)	(190,317)	-	(147,691)	(867,800)
Total Other Financing				
Sources (Uses)	(190,317)	-	(141,044)	719,511
Net Change in Fund Balances	254,915	249,009	(183,375)	(1,209,907)
Fund Balances, Beginning of Year	2,528,111	657,701	427,641	2,373,166
Fund Balances, End of Year	\$ 2,783,026	\$ 906,710	\$ 244,266	\$ 1,163,259

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Tree Mitigation	Golf Course Surcharge	Evergreen Cemetery	School Crossing Guard
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	3,812	-	65,190	-
Fines and Forfeitures	-	-	-	36,723
Miscellaneous	3,133,122	-	511,843	-
Total Revenues	3,136,934	-	577,033	36,723
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	57,623	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	3,375	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	215,426	-	23,641	-
Total Expenditures	276,424	-	23,641	-
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	2,860,510	-	553,392	36,723
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	4,424	-	-
Transfers (out)	-	-	(160,000)	(40,000)
Total Other Financing				
Sources (Uses)	-	4,424	(160,000)	(40,000)
Net Change in Fund Balances	2,860,510	4,424	393,392	(3,277)
Fund Balances, Beginning of Year	3,276,327	(4,424)	1,415,920	(52,862)
Fund Balances, End of Year	\$ 6,136,837	\$ -	\$ 1,809,312	\$ (56,139)

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	Art in Public Places	Gainesville Community Reinvestment Area	Downtown Redevelopment Tax Increment Fund	Fifth Avenue Tax Increment Fund
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	4,091,460	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	978	156,470	13,523	2,950
Total Revenues	<u>978</u>	<u>4,247,930</u>	<u>13,523</u>	<u>2,950</u>
Expenditures				
Current:				
General Government	-	79,010	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	2,173,627	324,352	199,244
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>-</u>	<u>2,252,637</u>	<u>324,352</u>	<u>199,244</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>978</u>	<u>1,995,293</u>	<u>(310,829)</u>	<u>(196,294)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	3,381,611	-	44,594
Transfers (out)	-	(1,277,774)	(18,876)	-
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>2,103,837</u>	<u>(18,876)</u>	<u>44,594</u>
Net Change in Fund Balances	<u>978</u>	<u>4,099,130</u>	<u>(329,705)</u>	<u>(151,700)</u>
Fund Balances, Beginning of Year	<u>(4,452)</u>	<u>7,531,486</u>	<u>3,545,334</u>	<u>791,969</u>
Fund Balances, End of Year	<u>\$ (3,474)</u>	<u>\$ 11,630,616</u>	<u>\$ 3,215,629</u>	<u>\$ 640,269</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Special Revenue Funds			
	College Park Tax Increment Fund	Eastside Tax Increment Fund	American Rescue Plan Act (ARPA)	Emergency Disaster
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	14,530	5,571	2,577	243
Total Revenues	<u>14,530</u>	<u>5,571</u>	<u>2,577</u>	<u>243</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	1,411
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	143,573	82,883	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	74,916	-	-	-
Total Expenditures	<u>218,489</u>	<u>82,883</u>	<u>-</u>	<u>1,411</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(203,959)</u>	<u>(77,312)</u>	<u>2,577</u>	<u>(1,168)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	-	-
Transfers (out)	(37,077)	-	-	-
Total Other Financing				
Sources (Uses)	<u>(37,077)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	<u>(241,036)</u>	<u>(77,312)</u>	<u>2,577</u>	<u>(1,168)</u>
Fund Balances, Beginning of Year	<u>4,258,521</u>	<u>174,327</u>	<u>-</u>	<u>1,526,937</u>
Fund Balances, End of Year	<u>\$ 4,017,485</u>	<u>\$ 97,015</u>	<u>\$ 2,577</u>	<u>\$ 1,525,769</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Debt Service Funds			
	Guaranteed Entitlement Rev and Refunding Bonds 1994	Pension Obligation Bond Series 2003A	Pension Obligation Bond Series 2003B	GPD Energy Conservation Master Capital Lease
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	1,095,000	-	-	-
Charges for Services	-	1,800,428	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	4	3,267	2,140	144
Total Revenues	<u>1,095,004</u>	<u>1,803,695</u>	<u>2,140</u>	<u>144</u>
Expenditures				
Current:				
General Government	-	287,602	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	213,065	991,656	1,465,000	-
Interest and Fiscal Charges	881,935	3,124,120	1,980,896	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>1,095,000</u>	<u>4,403,378</u>	<u>3,445,896</u>	<u>-</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>4</u>	<u>(2,599,683)</u>	<u>(3,443,756)</u>	<u>144</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	1,574,911	3,445,896	-
Transfers (out)	-	-	-	-
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>1,574,911</u>	<u>3,445,896</u>	<u>-</u>
Net Change in Fund Balances	<u>4</u>	<u>(1,024,772)</u>	<u>2,140</u>	<u>144</u>
Fund Balances, Beginning of Year	<u>9,885</u>	<u>21,580,756</u>	<u>131,665</u>	<u>38,524</u>
Fund Balances, End of Year	<u>\$ 9,889</u>	<u>\$ 20,555,984</u>	<u>\$ 133,805</u>	<u>\$ 38,668</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Debt Service Funds			
	Capital Improvement Revenue Note Series 2009	Capital Improvement Revenue Bond Series 2010	Revenue Refunding Note Series 2011	Capital Improvement Revenue Note Series 2011A
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	47	529	397	302
Total Revenues	<u>47</u>	<u>529</u>	<u>397</u>	<u>302</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	-	660,000	420,000
Interest and Fiscal Charges	-	36,396	31,506	9,618
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>-</u>	<u>36,396</u>	<u>691,506</u>	<u>429,618</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>47</u>	<u>(35,867)</u>	<u>(691,109)</u>	<u>(429,316)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	219,401	691,506	429,618
Transfers (out)	-	(297,122)	-	-
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>(77,721)</u>	<u>691,506</u>	<u>429,618</u>
Net Change in Fund Balances	47	(113,588)	397	302
Fund Balances, Beginning of Year	12,534	113,588	12,507	20,977
Fund Balances, End of Year	<u>\$ 12,581</u>	<u>\$ -</u>	<u>\$ 12,904</u>	<u>\$ 21,279</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Debt Service Funds			
	Revenue Refunding Note Series 2014	Capital Improvement Revenue Bond Series 2014	Revenue Refunding Note Series 2016A	Capital Improvement Revenue Note 2016B
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	1,166	1,218	620	20
Total Revenues	<u>1,166</u>	<u>1,218</u>	<u>620</u>	<u>20</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	1,460,000	526,133	1,048,344	400,000
Interest and Fiscal Charges	183,470	359,651	199,346	126,840
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>1,643,470</u>	<u>885,784</u>	<u>1,247,690</u>	<u>526,840</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(1,642,304)</u>	<u>(884,566)</u>	<u>(1,247,070)</u>	<u>(526,820)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	1,643,480	885,784	1,356,775	526,840
Transfers (out)	-	-	-	-
Total Other Financing				
Sources (Uses)	<u>1,643,480</u>	<u>885,784</u>	<u>1,356,775</u>	<u>526,840</u>
Net Change in Fund Balances	1,176	1,218	109,705	20
Fund Balances, Beginning of Year	85,613	210,759	147,893	(2,547)
Fund Balances, End of Year	<u>\$ 86,789</u>	<u>\$ 211,977</u>	<u>\$ 257,598</u>	<u>\$ (2,527)</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Debt Service Funds			
	Capital Improvement Revenue Bond 2017	Capital Improvement Revenue Note 2019	Special Obligation Revenue Bonds Series 2020	Revenue Refunding Note Series 2021
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	2,031,576	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	915	337	883	-
Total Revenues	<u>915</u>	<u>337</u>	<u>2,032,459</u>	<u>-</u>
Expenditures				
Current:				
General Government	-	-	3,063,563	2,975
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	505,000	4,235,000	674,227
Interest and Fiscal Charges	126,569	158,684	4,730,230	103,700
Issuance Costs	-	-	-	45,227
Capital Outlay	-	-	-	-
Total Expenditures	<u>126,569</u>	<u>663,684</u>	<u>12,028,793</u>	<u>826,129</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(125,654)</u>	<u>(663,347)</u>	<u>(9,996,334)</u>	<u>(826,129)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	11,473,000
Payments to Bond Escrow	-	-	-	(11,427,773)
Sale of Capital Assets	-	-	-	-
Transfers in	683,138	663,684	4,459,326	995,191
Transfers (out)	(698,069)	-	-	-
Total Other Financing				
Sources (Uses)	<u>(14,931)</u>	<u>663,684</u>	<u>4,459,326</u>	<u>1,040,418</u>
Net Change in Fund Balances	<u>(140,585)</u>	<u>337</u>	<u>(5,537,008)</u>	<u>214,289</u>
Fund Balances, Beginning of Year,	<u>140,585</u>	<u>2,149</u>	<u>119,336,205</u>	<u>-</u>
Fund Balances, End of Year	<u>\$ -</u>	<u>\$ 2,486</u>	<u>\$ 113,799,197</u>	<u>\$ 214,289</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	General Capital Projects	Public Improvement Construction Fund	Greenspace and Community Improvement	Capital Projects Fund 02
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	173,405	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	12,012	3	699	353
Total Revenues	185,417	3	699	353
Expenditures				
Current:				
General Government	160,738	-	-	-
Public Safety	58,322	-	-	-
Physical Environment	-	-	-	-
Transportation	265,645	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	4,122	-	32,858	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	188,999	-	-	-
Total Expenditures	677,826	-	32,858	-
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	(492,409)	3	(32,159)	353
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	1,311,156	-	-	-
Transfers (out)	(134,501)	-	-	(24,997)
Total Other Financing				
Sources (Uses)	1,176,655	-	-	(24,997)
Net Change in Fund Balances	684,246	3	(32,159)	(24,644)
Fund Balances, Beginning of Year	1,678,258	963	188,331	94,503
Fund Balances, End of Year	\$ 2,362,504	\$ 966	\$ 156,172	\$ 69,859

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Fifth Ave/ Pleasant St Rehab Proj. Fund 02	FFGFC 05 Capital Projects	Capital Improvement Revenue Bond (CIRB) 2005	Kennedy Homes Acquisition/ Demolition
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	31	404	898	-
Total Revenues	<u>31</u>	<u>404</u>	<u>898</u>	<u>-</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>31</u>	<u>404</u>	<u>898</u>	<u>-</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	-	-
Transfers (out)	-	-	-	(65,708)
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(65,708)</u>
Net Change in Fund Balances	31	404	898	(65,708)
Fund Balances, Beginning of Year	8,396	108,851	207,038	65,708
Fund Balances, End of Year	<u>\$ 8,427</u>	<u>\$ 109,255</u>	<u>\$ 207,936</u>	<u>\$ -</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Campus Development Agreement	Energy Conservation	Add'l 5 Cents Local Option Gas Tax (LOGT)	Add'l 5 Cents Gas Tax (LOGT) CIRN 2009
Revenues				
Taxes	\$ -	\$ -	\$ 2,262,108	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	5,914	57	22,506	2,258
Total Revenues	<u>5,914</u>	<u>57</u>	<u>2,284,614</u>	<u>2,258</u>
Expenditures				
Current:				
General Government	75,000	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	16,239	-	133,793	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	113,027	-
Total Expenditures	<u>91,239</u>	<u>-</u>	<u>246,820</u>	<u>-</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(85,325)</u>	<u>57</u>	<u>2,037,794</u>	<u>2,258</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	-	-
Transfers (out)	(168,570)	-	(1,597,280)	-
Total Other Financing				
Sources (Uses)	<u>(168,570)</u>	<u>-</u>	<u>(1,597,280)</u>	<u>-</u>
Net Change in Fund Balances	<u>(253,895)</u>	<u>57</u>	<u>440,514</u>	<u>2,258</u>
Fund Balances, Beginning of Year	<u>1,450,051</u>	<u>15,379</u>	<u>3,313,945</u>	<u>605,262</u>
Fund Balances, End of Year	<u>\$ 1,196,156</u>	<u>\$ 15,436</u>	<u>\$ 3,754,459</u>	<u>\$ 607,520</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Traffic Management System	Wild Spaces Public Places 1/2 Cent Sales Tax	Wild Spaces Public Places Land Acq.	Senior Recreation Center
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	39	5	756	89
Total Revenues	<u>39</u>	<u>5</u>	<u>756</u>	<u>89</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	-	-	-	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	29,092	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>29,092</u>	<u>-</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>39</u>	<u>5</u>	<u>(28,336)</u>	<u>89</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	39	5	(28,336)	89
Fund Balances, Beginning of Year	120,669	1,409	207,800	23,868
Fund Balances, End of Year	<u>\$ 120,708</u>	<u>\$ 1,414</u>	<u>\$ 179,464</u>	<u>\$ 23,957</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Capital Improvement Revenue Bond 2010	Capital Improvement Revenue Note 2011	Facilities Maintenance Recurring	Equipment Replacement
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	1,870	3	4,842	3,396
Total Revenues	<u>1,870</u>	<u>3</u>	<u>4,842</u>	<u>3,396</u>
Expenditures				
Current:				
General Government	45,995	-	40,070	180,089
Public Safety	-	-	38,579	182,267
Physical Environment	-	-	-	-
Transportation	-	-	122,159	-
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	-	223,316	78,792
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	67,780	-	173,539	135,598
Total Expenditures	<u>113,775</u>	<u>-</u>	<u>597,663</u>	<u>576,746</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(111,905)</u>	<u>3</u>	<u>(592,821)</u>	<u>(573,350)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	-	509,500	962,500
Transfers (out)	-	-	-	(17,895)
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>-</u>	<u>509,500</u>	<u>944,605</u>
Net Change in Fund Balances	<u>(111,905)</u>	<u>3</u>	<u>(83,321)</u>	<u>371,255</u>
Fund Balances, Beginning of Year	<u>503,528</u>	<u>900</u>	<u>1,079,560</u>	<u>761,580</u>
Fund Balances, End of Year	<u>\$ 391,623</u>	<u>\$ 903</u>	<u>\$ 996,239</u>	<u>\$ 1,132,835</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Roadway Resurfacing Program	Capital Improvement Revenue Bond Series 2014	Capital Improvement Beazer Settlement	Capital Imp Revenue Note 2016B Add'l 5 Cent Gas Tax
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	21,510	2,584	81	11,059
Total Revenues	<u>21,510</u>	<u>2,584</u>	<u>81</u>	<u>11,059</u>
Expenditures				
Current:				
General Government	-	-	-	-
Public Safety	-	-	-	-
Physical Environment	-	-	-	-
Transportation	1,172,266	-	-	54,889
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	3,436	-	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	-	-	736,804
Total Expenditures	<u>1,172,266</u>	<u>3,436</u>	<u>-</u>	<u>791,693</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>(1,150,756)</u>	<u>(852)</u>	<u>81</u>	<u>(780,634)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	2,072,069	-	-	-
Transfers (out)	(115,462)	-	-	-
Total Other Financing				
Sources (Uses)	<u>1,956,607</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	805,851	(852)	81	(780,634)
Fund Balances, Beginning of Year	1,585,354	689,383	21,844	3,057,769
Fund Balances, End of Year	<u>\$ 2,391,205</u>	<u>\$ 688,531</u>	<u>\$ 21,925</u>	<u>\$ 2,277,135</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
 (Continued)

	Capital Projects Funds			
	Capital Improvement Revenue Note 2017	Wild Spaces Public Places 1/2 Cent Sales Tax 2017-2025	Wild Spaces Public Places Joint Projects	Capital Improvement Revenue Note 2019
Revenues				
Taxes	\$ -	\$ 9,037,963	\$ 170	\$ -
Intergovernmental	-	-	125,000	-
Charges for Services	-	-	-	-
Fines and Forfeitures	-	-	-	-
Miscellaneous	837	49,672	7,956	19,164
Total Revenues	<u>837</u>	<u>9,087,635</u>	<u>133,126</u>	<u>19,164</u>
Expenditures				
Current:				
General Government	-	421,602	-	1,120,652
Public Safety	-	-	-	53,268
Physical Environment	-	-	-	-
Transportation	-	-	-	29,025
Economic Environment	-	-	-	-
Human Services	-	-	-	-
Culture and Recreation	-	1,053,782	36,804	-
Debt Service:				
Principal	-	-	-	-
Interest and Fiscal Charges	-	-	-	-
Issuance Costs	-	-	-	-
Capital Outlay	-	2,249,572	15,260	-
Total Expenditures	<u>-</u>	<u>3,724,956</u>	<u>52,064</u>	<u>1,202,945</u>
(Deficiency) Excess of Revenues (Under)				
Over Expenditures	<u>837</u>	<u>5,362,679</u>	<u>81,062</u>	<u>(1,183,781)</u>
Other Financing Sources (Uses)				
Issuance of Bonds	-	-	-	-
Payments to Bond Escrow	-	-	-	-
Sale of Capital Assets	-	-	-	-
Transfers in	-	39,036	-	-
Transfers (out)	-	(30,019)	-	(1,119,988)
Total Other Financing				
Sources (Uses)	<u>-</u>	<u>9,017</u>	<u>-</u>	<u>(1,119,988)</u>
Net Change in Fund Balances	<u>837</u>	<u>5,371,696</u>	<u>81,062</u>	<u>(2,303,769)</u>
Fund Balances, Beginning of Year	<u>224,279</u>	<u>12,174,913</u>	<u>2,098,553</u>	<u>5,923,847</u>
Fund Balances, End of Year	<u>\$ 225,116</u>	<u>\$ 17,546,609</u>	<u>\$ 2,179,615</u>	<u>\$ 3,620,078</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Concluded)

	Capital Projects Funds Technology Capital Improvement	Total Nonmajor Governmental Funds
Revenues		
Taxes	\$ -	\$ 11,300,241
Intergovernmental	-	10,943,033
Charges for Services	-	7,645,354
Fines and Forfeitures	-	147,399
Miscellaneous	-	4,558,316
Total Revenues	-	34,594,343
Expenditures		
Current:		
General Government	-	5,801,134
Public Safety	-	3,001,167
Physical Environment	-	926,407
Transportation	-	2,189,299
Economic Environment	-	3,891,465
Human Services	-	2,186,925
Culture and Recreation	-	1,702,643
Debt Service:		
Principal	-	12,598,425
Interest and Fiscal Charges	-	12,052,961
Issuance Costs	-	45,227
Capital Outlay	-	5,673,996
Total Expenditures	-	50,069,649
(Deficiency) Excess of Revenues (Under) Over Expenditures	-	(15,475,306)
Other Financing Sources (Uses)		
Issuance of Bonds	-	11,473,000
Payments to Bond Escrow	-	(11,427,773)
Sale of Capital Assets	-	28,271
Transfers in	-	28,268,566
Transfers (out)	(1,107,689)	(8,705,948)
Total Other Financing Sources (Uses)	(1,107,689)	19,636,116
Net Change in Fund Balances	(1,107,689)	4,160,810
Fund Balances, Beginning of Year	1,107,689	212,838,508
Fund Balances, End of Year	\$ -	\$ 216,999,318

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
COMMUNITY DEVELOPMENT BLOCK GRANT
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 1,433,753	\$ 1,319,592	\$ 114,161
Miscellaneous	22,030	629	21,401
Total Revenues	<u>1,455,783</u>	<u>1,320,221</u>	<u>135,562</u>
Expenditures			
Public Safety	52,703	-	(52,703)
Economic Environment	694,474	1,450,208	755,734
Human Services	-	662,676	662,676
Total Expenditures	<u>747,177</u>	<u>2,112,884</u>	<u>1,365,707</u>
(Deficiency) of Revenues (Under) Expenditures	<u>708,606</u>	<u>(792,663)</u>	<u>1,501,269</u>
Other Financing Sources			
Transfers (out)	(18,084)	(6,879)	(11,205)
Total Other Financing Sources	<u>(18,084)</u>	<u>(6,879)</u>	<u>(11,205)</u>
Net Change in Fund Balances	<u>\$ 690,522</u>	<u>\$ (799,542)</u>	<u>\$ 1,490,064</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
URBAN DEVELOPMENT ACTION GRANT
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ -	\$ -
Total Revenues	-	-	-
Expenditures			
Culture and Recreation	-	2,042	2,042
Total Expenditures	-	2,042	2,042
(Deficiency) of Revenues (Under) Expenditures	-	(2,042)	2,042
Net Change in Fund Balances	\$ -	\$ (2,042)	\$ 2,042

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
HOME GRANT
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 107,475	\$ 530,142	\$ (422,667)
Miscellaneous	92,015	2,647	89,368
Total Revenues	<u>199,490</u>	<u>532,789</u>	<u>(333,299)</u>
Expenditures			
Economic Environment	140,969	1,889,740	1,748,771
Total Expenditures	<u>140,969</u>	<u>1,889,740</u>	<u>1,748,771</u>
(Deficiency) of Revenues (Under) Expenditures	<u>58,521</u>	<u>(1,356,951)</u>	<u>1,415,472</u>
Other Financing Sources (Uses)			
Transfers (out)	(26,723)	(25,735)	(988)
Total Other Financing Sources (Uses)	<u>(26,723)</u>	<u>(25,735)</u>	<u>(988)</u>
Net Change in Fund Balances	<u>\$ 31,798</u>	<u>\$ (1,382,686)</u>	<u>\$ 1,414,484</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CULTURAL AFFAIRS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 61,939	\$ 429,516	\$ (367,577)
Miscellaneous	25,360	81,506	(56,146)
Total Revenues	<u>87,299</u>	<u>511,022</u>	<u>(423,723)</u>
Expenditures			
Culture and Recreation	1,350	415,285	413,935
Total Expenditures	<u>1,350</u>	<u>415,285</u>	<u>413,935</u>
(Deficiency) of Revenues (Under) Expenditures	<u>85,949</u>	<u>95,737</u>	<u>(9,788)</u>
Other Financing Sources (Uses)			
Transfers (out)	(6,683)	(2,393)	(4,290)
Total Other Financing Sources (Uses)	<u>(6,683)</u>	<u>(2,393)</u>	<u>(4,290)</u>
Net Change in Fund Balances	<u>\$ 79,266</u>	<u>\$ 93,344</u>	<u>\$ (14,078)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
STATE LAW ENFORCEMENT CONTRABAND FORFEITURE
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Fines and Forfeitures	\$ 38,153	\$ -	\$ 38,153
Miscellaneous	1,707	-	1,707
Total Revenues	<u>39,860</u>	<u>-</u>	<u>39,860</u>
Expenditures			
Public Safety	5,183	25,461	20,278
Total Expenditures	<u>5,183</u>	<u>25,461</u>	<u>20,278</u>
(Deficiency) of Revenues (Under) Expenditures	<u>34,677</u>	<u>(25,461)</u>	<u>60,138</u>
Other Financing Sources (Uses)			
Transfers (out)	(100,493)	(100,493)	-
Total Other Financing Sources (Uses)	<u>(100,493)</u>	<u>(100,493)</u>	<u>-</u>
Net Change in Fund Balances	<u>\$ (65,816)</u>	<u>\$ (125,954)</u>	<u>\$ 60,138</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FEDERAL LAW ENFORCEMENT CONTRABAND FORFEITURE
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Fines and Forfeitures	\$ 51,586	\$ -	\$ 51,586
Miscellaneous	28,000	-	28,000
Total Revenues	<u>79,586</u>	<u>-</u>	<u>79,586</u>
Expenditures			
Public Safety	198,156	322,400	124,244
Total Expenditures	<u>198,156</u>	<u>322,400</u>	<u>124,244</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(118,570)</u>	<u>(322,400)</u>	<u>203,830</u>
Other Financing Sources (Uses)			
Transfers in	126,027	126,027	-
Total Other Financing Sources (Uses)	<u>126,027</u>	<u>126,027</u>	<u>-</u>
Net Change in Fund Balances	<u>\$ 7,457</u>	<u>\$ (196,373)</u>	<u>\$ 203,830</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
POLICE BILLABLE OVERTIME
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 620,259	\$ 658,632	\$ (38,373)
Total Revenues	<u>620,259</u>	<u>658,632</u>	<u>(38,373)</u>
Expenditures			
Public Safety	531,000	513,277	(17,723)
Total Expenditures	<u>531,000</u>	<u>513,277</u>	<u>(17,723)</u>
(Deficiency) of Revenues (Under) Expenditures	<u>89,259</u>	<u>145,355</u>	<u>(56,096)</u>
Net Change in Fund Balance	<u>\$ 89,259</u>	<u>\$ 145,355</u>	<u>\$ (56,096)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
STREET, SIDEWALK, AND DITCH IMPROVEMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 710	\$ 3,400	\$ (2,690)
Total Revenues	<u>710</u>	<u>3,400</u>	<u>(2,690)</u>
 (Deficiency) of Revenues (Under) Expenditures	 <u>710</u>	 <u>3,400</u>	 <u>(2,690)</u>
Net Change in Fund Balance	<u>\$ 710</u>	<u>\$ 3,400</u>	<u>\$ (2,690)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 497	\$ -	\$ 497
Total Revenues	<u>497</u>	<u>-</u>	<u>497</u>
Expenditures			
General Government	49,177	-	(49,177)
Economic Environment	-	153,595	153,595
Total Expenditures	<u>49,177</u>	<u>153,595</u>	<u>104,418</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(48,680)</u>	<u>(153,595)</u>	<u>104,915</u>
Other Financing Sources (Uses)			
Transfers in	87,000	87,000	-
Total Other Financing Sources (Uses)	<u>87,000</u>	<u>87,000</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 38,320</u>	<u>\$ (66,595)</u>	<u>\$ 104,915</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
MISCELLANEOUS GRANTS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 3,426,882	\$ 1,520,238	\$ 1,906,644
Miscellaneous	63,942	-	63,942
Total Revenues	<u>3,490,824</u>	<u>1,520,238</u>	<u>1,970,586</u>
Expenditures			
General Government	4,939	562,778	557,839
Public Safety	2,525,856	3,646,906	1,121,050
Physical Environment	550,553	720,319	169,766
Transportation	76,631	1,743,725	1,667,094
Human Services	-	50,711	50,711
Culture and Recreation	47,432	549,618	502,186
Total Expenditures	<u>3,205,411</u>	<u>7,274,057</u>	<u>4,068,646</u>
(Deficiency) of Revenues (Under) Expenditures	<u>285,413</u>	<u>(5,753,819)</u>	<u>6,039,232</u>
Other Financing Sources (Uses)			
Transfers in	561,141	568,136	(6,995)
Total Other Financing Sources (Uses)	<u>561,141</u>	<u>568,136</u>	<u>(6,995)</u>
Net Change in Fund Balance	<u>\$ 846,554</u>	<u>\$ (5,185,683)</u>	<u>\$ 6,032,237</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
TRANSPORTATION CONCURRENCY EXCEPTION AREA
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 1,906,054	\$ 1,814,432	\$ 91,622
Miscellaneous	25,081	35,000	(9,919)
Total Revenues	<u>1,931,135</u>	<u>1,849,432</u>	<u>81,703</u>
Expenditures			
Transportation	1,198,963	6,736,964	5,538,001
Total Expenditures	<u>1,198,963</u>	<u>6,736,964</u>	<u>5,538,001</u>
(Deficiency) of Revenues (Under) Expenditures	<u>732,172</u>	<u>(4,887,532)</u>	<u>5,619,704</u>
Other Financing Sources (Uses)			
Transfers (out)	(436,034)	(436,034)	-
Total Other Financing Sources (Uses)	<u>(436,034)</u>	<u>(436,034)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 296,138</u>	<u>\$ (5,323,566)</u>	<u>\$ 5,619,704</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
WATER/WASTEWATER INFRASTRUCTURE SURCHARGE
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 774,198	\$ -	\$ 774,198
Miscellaneous	9,658	-	9,658
Total Revenues	<u>783,856</u>	<u>-</u>	<u>783,856</u>
Expenditures			
Physical Environment	338,624	2,754,419	2,415,795
Total Expenditures	<u>338,624</u>	<u>2,754,419</u>	<u>2,415,795</u>
(Deficiency) of Revenues (Under) Expenditures	<u>445,232</u>	<u>(2,754,419)</u>	<u>3,199,651</u>
Other Financing Sources (Uses)			
Transfers in	-	602,672	(602,672)
Transfers (out)	(190,317)	(190,317)	-
Total Other Financing Sources (Uses)	<u>(190,317)</u>	<u>412,355</u>	<u>(602,672)</u>
Net Change in Fund Balance	<u>\$ 254,915</u>	<u>\$ (2,342,064)</u>	<u>\$ 2,596,979</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
SUPPORTIVE HOUSING INVESTMENT PARTNERSHIP (SHIP)
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 334,345	\$ 231,919	\$ 102,426
Miscellaneous	22,507	350	22,157
Total Revenues	<u>356,852</u>	<u>232,269</u>	<u>124,583</u>
Expenditures			
Human Service	107,843	2,037,626	1,929,783
Total Expenditures	<u>107,843</u>	<u>2,037,626</u>	<u>1,929,783</u>
(Deficiency) of Revenues (Under) Expenditures	<u>249,009</u>	<u>(1,805,357)</u>	<u>2,054,366</u>
Net Change in Fund Balance	<u>\$ 249,009</u>	<u>\$ (1,805,357)</u>	<u>\$ 2,054,366</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
EMERGENCY DISASTER
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 243	\$ -	\$ 243
Total Revenues	<u>243</u>	<u>-</u>	<u>243</u>
 Total Expenditures	 <u>1,411</u>	 <u>-</u>	 <u>(1,411)</u>
 (Deficiency) of Revenues (Under) Expenditures	 <u>(1,168)</u>	 <u>-</u>	 <u>(1,168)</u>
 Net Change in Fund Balance	 <u>\$ (1,168)</u>	 <u>\$ -</u>	 <u>\$ (1,168)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
SMALL BUSINESS LOAN
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures			
General Government	6,647	256,647	250,000
Culture and Recreation	35,684	27,549	(8,135)
Total Expenditures	<u>42,331</u>	<u>284,196</u>	<u>241,865</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(42,331)</u>	<u>(284,196)</u>	<u>241,865</u>
Other Financing Sources (Uses)			
Transfers in	6,647	6,647	-
Transfers (out)	(147,691)	(147,691)	-
Total Other Financing Sources (Uses)	<u>(141,044)</u>	<u>(141,044)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (183,375)</u>	<u>\$ (425,240)</u>	<u>\$ 241,865</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
MISCELLANEOUS SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 329,118	\$ 5,134	\$ 323,984
Charges for Services	208,493	150,075	58,418
Fines and Forfeitures	20,937	-	20,937
Miscellaneous	272,286	268,633	3,653
Total Revenues	<u>830,834</u>	<u>423,842</u>	<u>406,992</u>
Expenditures			
Current:			
General Government	263,075	2,995,084	2,732,009
Public Safety	95,922	331,730	235,808
Physical Environment	37,230	-	(37,230)
Transportation	-	1,584	1,584
Economic Environment	24,500	171,307	146,807
Human Services	2,186,925	61,818	(2,125,107)
Culture and Recreation	152,600	454,520	301,920
Total Expenditures	<u>2,760,252</u>	<u>4,016,043</u>	<u>1,255,791</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(1,929,418)</u>	<u>(3,592,201)</u>	<u>1,662,783</u>
Other Financing Sources (Uses)			
Transfers in	1,587,311	1,587,311	-
Transfers (out)	(867,800)	(867,800)	-
Total Other Financing Sources (Uses)	<u>719,511</u>	<u>719,511</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (1,209,907)</u>	<u>\$ (2,872,690)</u>	<u>\$ 1,662,783</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
TREE MITIGATION
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 3,812	\$ -	\$ 3,812
Miscellaneous	3,133,122	32,129	3,100,993
Total Revenues	<u>3,136,934</u>	<u>32,129</u>	<u>3,104,805</u>
Expenditures			
Transportation	57,623	249,839	192,216
Culture and Recreation	3,375	29,099	25,724
Capital Outlay	215,426	359,311	143,885
Total Expenditures	<u>276,424</u>	<u>638,249</u>	<u>361,825</u>
(Deficiency) of Revenues (Under) Expenditures	<u>2,860,510</u>	<u>(606,120)</u>	<u>3,466,630</u>
Net Change in Fund Balance	<u>\$ 2,860,510</u>	<u>\$ (606,120)</u>	<u>\$ 3,466,630</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GOLF COURSE SURCHARGE
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ -	\$ -	\$ -
Total Revenues	-	-	-
Expenditures			
Culture and Recreation	-	-	-
Total Expenditures	-	-	-
(Deficiency) of Revenues (Under) Expenditures	-	-	-
Other Financing Sources (Uses)			
Transfers in	4,424	-	4,424
Total Other Financing Sources (Uses)	4,424	-	4,424
Net Change in Fund Balance	\$ 4,424	\$ -	\$ 4,424

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
EVERGREEN CEMETERY
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 65,190	\$ 4,194	\$ 60,996
Miscellaneous	511,843	28,442	483,401
Total Revenues	<u>577,033</u>	<u>32,636</u>	<u>544,397</u>
Expenditures			
Capital Outlay	23,641	93,000	69,359
Total Expenditures	<u>23,641</u>	<u>93,000</u>	<u>69,359</u>
(Deficiency) of Revenues (Under) Expenditures	<u>553,392</u>	<u>(60,364)</u>	<u>613,756</u>
Other Financing Sources (Uses)			
Transfers (out)	(160,000)	(160,000)	-
Total Other Financing Sources (Uses)	<u>(160,000)</u>	<u>(160,000)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 393,392</u>	<u>\$ (220,364)</u>	<u>\$ 613,756</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
SCHOOL CROSSING GUARD
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Fines and Forfeitures	\$ 36,723	\$ 40,000	\$ (3,277)
Miscellaneous	-	-	-
Total Revenues	<u>36,723</u>	<u>40,000</u>	<u>(3,277)</u>
Expenditures			
Public Safety	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>36,723</u>	<u>40,000</u>	<u>(3,277)</u>
Other Financing Sources (Uses)			
Transfers (out)	<u>(40,000)</u>	<u>(40,000)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(40,000)</u>	<u>(40,000)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (3,277)</u>	<u>\$ -</u>	<u>\$ (3,277)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
ART IN PUBLIC PLACES
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Miscellaneous	\$ 978	\$ -	\$ 978
Total Revenues	<u>978</u>	<u>-</u>	<u>978</u>
Expenditures			
Culture and Recreation	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>978</u>	<u>-</u>	<u>978</u>
Net Change in Fund Balance	<u><u>\$ 978</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 978</u></u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GAINESVILLE COMMUNITY REINVESTMENT AREA
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 4,091,460	\$ 4,091,460	\$ -
Miscellaneous	156,470	125,000	31,470
Total Revenues	<u>4,247,930</u>	<u>4,216,460</u>	<u>31,470</u>
Expenditures			
General Government	79,010	82,683	3,673
Economic Environment	2,173,627	7,373,343	5,199,716
Capital Outlay	-	1,796,222	1,796,222
Debt Service	-	82,038	82,038
Total Expenditures	<u>2,252,637</u>	<u>9,334,286</u>	<u>7,081,649</u>
(Deficiency) of Revenues (Under) Expenditures	<u>1,995,293</u>	<u>(5,117,826)</u>	<u>7,113,119</u>
Other Financing Sources (Uses)			
Transfers in	3,381,611	3,381,611	-
Transfers (out)	(1,277,774)	(1,242,079)	(35,695)
Total Other Financing Sources (Uses)	<u>2,103,837</u>	<u>2,139,532</u>	<u>(35,695)</u>
Net Change in Fund Balance	<u>\$ 4,099,130</u>	<u>\$ (2,978,294)</u>	<u>\$ 7,077,424</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
DOWNTOWN REDEVELOPMENT TAX INCREMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 13,523	\$ -	\$ 13,523
Total Revenues	<u>13,523</u>	<u>-</u>	<u>13,523</u>
Expenditures			
Economic Environment	324,352	3,526,459	3,202,107
Total Expenditures	<u>324,352</u>	<u>3,526,459</u>	<u>3,202,107</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(310,829)</u>	<u>(3,526,459)</u>	<u>3,215,630</u>
Other Financing Sources (Uses)			
Transfers (out)	(18,876)	(18,876)	-
Total Other Financing Sources (Uses)	<u>(18,876)</u>	<u>(18,876)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (329,705)</u>	<u>\$ (3,545,335)</u>	<u>\$ 3,215,630</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FIFTH AVENUE TAX INCREMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 2,950	\$ -	\$ 2,950
Total Revenues	<u>2,950</u>	<u>-</u>	<u>2,950</u>
Expenditures			
Economic Environment	199,244	791,969	592,725
Total Expenditures	<u>199,244</u>	<u>791,969</u>	<u>592,725</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(196,294)</u>	<u>(791,969)</u>	<u>595,675</u>
Other Financing Sources (Uses)			
Transfers in	44,594	44,594	-
Total Other Financing Sources (Uses)	<u>44,594</u>	<u>44,594</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (151,700)</u>	<u>\$ (747,375)</u>	<u>\$ 595,675</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
COLLEGE PARK/UNIVERSITY HEIGHTS TAX INCREMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 14,530	\$ -	\$ 14,530
Total Revenues	<u>14,530</u>	<u>-</u>	<u>14,530</u>
Expenditures			
Economic Environment	143,573	4,097,700	3,954,127
Capital Outlay	74,916	105,366	30,450
Total Expenditures	<u>218,489</u>	<u>4,203,066</u>	<u>3,984,577</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(203,959)</u>	<u>(4,203,066)</u>	<u>3,999,107</u>
Other Financing Sources (Uses)			
Transfers (out)	<u>(37,077)</u>	<u>(37,077)</u>	-
Total Other Financing Sources (Uses)	<u>(37,077)</u>	<u>(37,077)</u>	-
Net Change in Fund Balance	<u>\$ (241,036)</u>	<u>\$ (4,240,143)</u>	<u>\$ 3,999,107</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
EASTSIDE TAX INCREMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 5,571	\$ -	\$ 5,571
Total Revenues	<u>5,571</u>	<u>-</u>	<u>5,571</u>
Expenditures			
Economic Environment	82,883	174,327	91,444
Total Expenditures	<u>82,883</u>	<u>174,327</u>	<u>91,444</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(77,312)</u>	<u>(174,327)</u>	<u>97,015</u>
Net Change in Fund Balance	<u>\$ (77,312)</u>	<u>\$ (174,327)</u>	<u>\$ 97,015</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
ARPA FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ 16,204,402	\$ (16,204,402)
Miscellaneous	2,577	-	2,577
Total Revenues	<u>2,577</u>	<u>16,204,402</u>	<u>(16,201,825)</u>
Expenditures			
Economic Environment	-	750,000	750,000
Total Expenditures	<u>-</u>	<u>750,000</u>	<u>750,000</u>
(Deficiency) of Revenues (Under) Expenditures	<u>2,577</u>	<u>15,454,402</u>	<u>15,451,825</u>
Net Change in Fund Balance	<u>\$ 2,577</u>	<u>\$ 15,454,402</u>	<u>\$ 15,451,825</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GUARANTEED ENTITLEMENT REVENUE AND REFUNDING BONDS 1994
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 1,095,000	\$ 1,095,000	\$ -
Miscellaneous	4	-	4
Total Revenues	<u>1,095,004</u>	<u>1,095,000</u>	<u>4</u>
Expenditures			
Debt Service:			
Principal	213,065	213,065	-
Interest	881,935	881,935	-
Total Expenditures	<u>1,095,000</u>	<u>1,095,000</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>4</u>	<u>-</u>	<u>4</u>
Net Change in Fund Balance	<u>\$ 4</u>	<u>\$ -</u>	<u>\$ 4</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
PENSION OBLIGATION BOND SERIES 2003A
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ 2,385,504	\$ (2,385,504)
Charges for Services	1,800,428	-	1,800,428
Miscellaneous	3,267	5,000	(1,733)
Total Revenues	<u>1,803,695</u>	<u>2,390,504</u>	<u>(586,809)</u>
Expenditures			
General Government	287,602	-	(287,602)
Debt Service:			
Principal	991,656	991,656	-
Interest	3,124,120	3,124,120	-
Total Expenditures	<u>4,403,378</u>	<u>4,115,776</u>	<u>(287,602)</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(2,599,683)</u>	<u>(1,725,272)</u>	<u>(874,411)</u>
Other Financing Sources (Uses)			
Transfers in	1,574,911	1,730,272	(155,361)
Total Other Financing Sources (Uses)	<u>1,574,911</u>	<u>1,730,272</u>	<u>(155,361)</u>
Net Change in Fund Balance	<u>\$ (1,024,772)</u>	<u>\$ 5,000</u>	<u>\$ (1,029,772)</u>

Note: Actual expenditures exceeded budget due to an accounting adjustment to reallocate total debt service payments between the Utility and General Government. The increase in the General Government allocation is budgeted annually, rather than for the full term of the debt issuance.

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
PENSION OBLIGATION BOND SERIES 2003B
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 2,140	\$ 5,000	\$ (2,860)
Total Revenues	<u>2,140</u>	<u>5,000</u>	<u>(2,860)</u>
Expenditures			
Debt Service:			
Principal	1,465,000	1,465,000	-
Interest	1,980,896	1,980,896	-
Total Expenditures	<u>3,445,896</u>	<u>3,445,896</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(3,443,756)</u>	<u>(3,440,896)</u>	<u>(2,860)</u>
Other Financing Sources (Uses)			
Transfers in	<u>3,445,896</u>	<u>3,445,896</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>3,445,896</u>	<u>3,445,896</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 2,140</u>	<u>\$ 5,000</u>	<u>\$ (2,860)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
GPD ENERGY CONSERVATION MASTER CAPITAL LEASE
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 144	\$ -	\$ 144
Total Revenues	<u>144</u>	<u>-</u>	<u>144</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>144</u>	<u>-</u>	<u>144</u>
Net Change in Fund Balance	<u>\$ 144</u>	<u>\$ -</u>	<u>\$ 144</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE NOTE SERIES 2009
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 47	\$ -	\$ 47
Total Revenues	47	-	47
Total Expenditures	-	-	-
(Deficiency) of Revenues (Under) Expenditures	47	-	47
Net Change in Fund Balance	\$ 47	\$ -	\$ 47

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE BOND SERIES 2010
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 529	\$ 2,000	\$ (1,471)
Total Revenues	<u>529</u>	<u>2,000</u>	<u>(1,471)</u>
Expenditures			
Debt Service:			
Principal	-	146,609	146,609
Interest	36,396	71,792	35,396
Total Expenditures	<u>36,396</u>	<u>218,401</u>	<u>182,005</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(35,867)</u>	<u>(216,401)</u>	<u>180,534</u>
Other Financing Sources (Uses)			
Transfers in	219,401	219,401	-
Transfers (out)	(297,122)	-	(297,122)
Total Other Financing Sources (Uses)	<u>(77,721)</u>	<u>219,401</u>	<u>(297,122)</u>
Net Change in Fund Balance	<u>\$ (113,588)</u>	<u>\$ 3,000</u>	<u>\$ (116,588)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
REVENUE REFUNDING NOTE SERIES 2011
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 397	\$ 2,000	\$ (1,603)
Total Revenues	<u>397</u>	<u>2,000</u>	<u>(1,603)</u>
Expenditures			
Current:			
General Government	-	2,000	2,000
Debt Service:			
Principal	660,000	660,000	-
Interest	31,506	31,506	-
Total Expenditures	<u>691,506</u>	<u>693,506</u>	<u>2,000</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(691,109)</u>	<u>(691,506)</u>	<u>397</u>
Other Financing Sources (Uses)			
Transfers in	691,506	691,506	-
Total Other Financing Sources (Uses)	<u>691,506</u>	<u>691,506</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 397</u>	<u>\$ -</u>	<u>\$ 397</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE NOTE SERIES 2011A
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 302	\$ 2,000	\$ (1,698)
Total Revenues	<u>302</u>	<u>2,000</u>	<u>(1,698)</u>
Expenditures			
Debt Service:			
Principal	420,000	420,000	-
Interest	9,618	9,618	-
Total Expenditures	<u>429,618</u>	<u>429,618</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(429,316)</u>	<u>(427,618)</u>	<u>(1,698)</u>
Other Financing Sources (Uses)			
Transfers in	429,618	429,618	-
Total Other Financing Sources (Uses)	<u>429,618</u>	<u>429,618</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 302</u>	<u>\$ 2,000</u>	<u>\$ (1,698)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
REVENUE REFUNDING NOTE SERIES 2014
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 1,166	\$ -	\$ 1,166
Total Revenues	<u>1,166</u>	<u>-</u>	<u>1,166</u>
Expenditures			
Debt Service:			
Principal	1,460,000	1,460,000	-
Interest	183,470	183,480	10
Total Expenditures	<u>1,643,470</u>	<u>1,643,480</u>	<u>10</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(1,642,304)</u>	<u>(1,643,480)</u>	<u>1,176</u>
Other Financing Sources (Uses)			
Transfers in	1,643,480	1,643,480	-
Total Other Financing Sources (Uses)	<u>1,643,480</u>	<u>1,643,480</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 1,176</u>	<u>\$ -</u>	<u>\$ 1,176</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE BOND SERIES 2014
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 1,218	\$ -	\$ 1,218
Total Revenues	<u>1,218</u>	<u>-</u>	<u>1,218</u>
Expenditures			
Debt Service:			
Principal	526,133	526,133	-
Interest	359,651	359,651	-
Total Expenditures	<u>885,784</u>	<u>885,784</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(884,566)</u>	<u>(885,784)</u>	<u>1,218</u>
Other Financing Sources (Uses)			
Transfers in	885,784	885,784	-
Total Other Financing Sources (Uses)	<u>885,784</u>	<u>885,784</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 1,218</u>	<u>\$ -</u>	<u>\$ 1,218</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
REVENUE REFUNDING NOTE SERIES 2016A
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 620	\$ -	\$ 620
Total Revenues	<u>620</u>	<u>-</u>	<u>620</u>
Expenditures			
Debt Service:			
Principal	1,048,344	1,140,000	91,656
Interest	199,346	216,775	17,429
Total Expenditures	<u>1,247,690</u>	<u>1,356,775</u>	<u>109,085</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(1,247,070)</u>	<u>(1,356,775)</u>	<u>109,705</u>
Other Financing Sources (Uses)			
Transfers in	1,356,775	1,356,775	-
Total Other Financing Sources (Uses)	<u>1,356,775</u>	<u>1,356,775</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 109,705</u>	<u>\$ -</u>	<u>\$ 109,705</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE NOTE SERIES 2016B
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 20	\$ -	\$ 20
Total Revenues	<u>20</u>	<u>-</u>	<u>20</u>
Expenditures			
Debt Service:			
Principal	400,000	400,000	-
Interest	126,840	126,840	-
Total Expenditures	<u>526,840</u>	<u>526,840</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(526,820)</u>	<u>(526,840)</u>	<u>20</u>
Other Financing Sources (Uses)			
Transfers in	526,840	526,840	-
Total Other Financing Sources (Uses)	<u>526,840</u>	<u>526,840</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 20</u>	<u>\$ -</u>	<u>\$ 20</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE BOND 2017
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 915	\$ -	\$ 915
Total Revenues	<u>915</u>	<u>-</u>	<u>915</u>
Expenditures			
Debt Service:			
Principal	-	430,000	430,000
Interest	126,569	253,138	126,569
Total Expenditures	<u>126,569</u>	<u>683,138</u>	<u>556,569</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(125,654)</u>	<u>(683,138)</u>	<u>557,484</u>
Other Financing Sources (Uses)			
Transfers in	683,138	683,138	-
Transfers (out)	(698,069)	-	(698,069)
Total Other Financing Sources (Uses)	<u>(14,931)</u>	<u>683,138</u>	<u>(698,069)</u>
Net Change in Fund Balance	<u>\$ (140,585)</u>	<u>\$ -</u>	<u>\$ (140,585)</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE NOTE 2019
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Miscellaneous	\$ 337	\$ -	\$ 337
Total Revenues	<u>337</u>	<u>-</u>	<u>337</u>
Expenditures			
Debt Service:			
Principal	505,000	505,000	-
Interest	158,684	158,684	-
Total Expenditures	<u>663,684</u>	<u>663,684</u>	<u>-</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(663,347)</u>	<u>(663,684)</u>	<u>337</u>
Other Financing Sources (Uses)			
Transfers in	663,684	663,684	-
Total Other Financing Sources (Uses)	<u>663,684</u>	<u>663,684</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 337</u>	<u>\$ -</u>	<u>\$ 337</u>

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
SPECIAL OBLIGATION REVENUE BONDS SERIES 2020
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ 2,031,576	\$ -	\$ 2,031,576
Miscellaneous	883	-	883
Total Revenues	<u>2,032,459</u>	<u>-</u>	<u>2,032,459</u>
Expenditures			
Debt Service:			
Principal	4,235,000	-	(4,235,000)
Interest Expense	4,730,230	2,378,182	(2,352,048)
Total Expenditures	<u>12,028,793</u>	<u>2,378,182</u>	<u>(9,650,611)</u>
(Deficiency) of Revenues (Under) Expenditures	<u>(9,996,334)</u>	<u>(2,378,182)</u>	<u>(7,618,152)</u>
Other Financing Sources (Uses)			
Transfers in	4,459,326	2,378,182	2,081,144
Total Other Financing Sources (Uses)	<u>4,459,326</u>	<u>2,378,182</u>	<u>2,081,144</u>
Net Change in Fund Balance	<u>\$ (5,537,008)</u>	<u>\$ -</u>	<u>\$ (5,537,008)</u>

Note: Actual expenditures exceeded budget due to (1) an accounting adjustment to reallocate total debt service payments between the Utility and General Government; the increase in General Government Allocation budgeted annually, rather than for the full term of the debt issuance, and (2) the October 1, 2021 debt service payment recorded for accounting purposes, but not budgeted until the following fiscal year.

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
CAPITAL IMPROVEMENT REVENUE REFUNDING NOTE 2021
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Actual	Budget	Variance with Final Budget Positive (Negative)
Revenues			
Charges for Services	\$ -	\$ -	\$ -
Miscellaneous	-	45,227	(45,227)
Total Revenues	-	45,227	(45,227)
Expenditures			
Current:			
General Government	2,975	-	(2,975)
Debt Service:			
Principal	674,227	-	(674,227)
Interest Expense	103,700	-	(103,700)
Issuance Costs	45,227	48,136	2,909
Total Expenditures	826,129	48,136	(777,993)
(Deficiency) of Revenues (Under) Expenditures	(826,129)	(2,909)	(823,220)
Other Financing Sources (Uses)			
Issuance of Bonds	11,473,000	-	11,473,000
Payment to Bond Escrow	(11,427,773)		(11,427,773)
Transfers in	995,191	2,909	992,282
Total Other Financing Sources (Uses)	1,040,418	2,909	1,037,509
Net Change in Fund Balance	\$ 214,289	\$ -	\$ 214,289

ENTERPRISE FUNDS

Enterprise Funds are used to account for operations: (a) that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

The City maintains the following nonmajor Enterprise Funds:

Regional Transit System Fund - to account for the operations of the City's mass transit system, funded by user fees and state and federal grants.

Stormwater Management Utility Fund - to account for the operations of a program designed to maintain, replace and expand the City's stormwater related infrastructure, funded by user fees.

Florida Building Code Enforcement Fund - to account for the operations of the City's code enforcement operations, funded by building permit revenues.

Solid Waste Fund - to account for the City's refuse and recycling collection program. The refuse and recycling collections are performed by private contractors and are funded through user fees.

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF FUND NET POSITION
NONMAJOR ENTERPRISE FUNDS
SEPTEMBER 30, 2021

	Regional Transit System Fund	Stormwater Management Utility Fund	Florida Building Code Enforcement Fund
Assets			
Cash and Cash Equivalents	\$ 250	\$ -	\$ -
Equity in Pooled Cash and Investments	1,718	5,387,231	6,456,102
Receivables	19,112,678	91,095	-
Due from Other Funds	3,090,770	215,484	-
Inventories	1,616,088	-	4,143
Prepaid Expense	-	-	181
Total Current Assets	23,821,504	5,693,810	6,460,426
Capital Assets (Net of Accumulated Depreciation):			
Buildings	32,936,721	1,341,331	-
Improvements Other than Buildings	2,228,862	6,651	-
Machinery and Equipment	24,747,518	326,041	5,315
Infrastructure	-	28,554,838	-
Capital Assets (not Depreciated):			
Land	4,690,877	4,154,002	-
Construction in Progress	22,000	1,143,696	-
Total Capital Assets	64,625,978	35,526,559	5,315
Net OPEB Asset	736,297	186,922	90,036
Net Pension Asset	6,922,359	2,039,709	1,073,021
Total Noncurrent Assets	72,284,634	37,753,190	1,168,372
Total Assets	96,106,138	43,447,000	7,628,798
Deferred Outflows of Resources			
Deferred Amounts Related to Pensions	691,877	203,866	107,246
Deferred Amounts Related to OPEB	194,705	49,430	23,809
Total Deferred Outflows of Resources	886,582	253,296	131,055
Liabilities			
Current Liabilities:			
Accounts Payable and Accrued Liabilities	9,084,358	707,567	355,553
Due to Other Funds	18,523,827	145,196	79,926
Unearned Revenue	693,517	-	-
Current Portion of Long-Term Liabilities	-	195,011	-
Total Current Liabilities	28,301,702	1,047,774	435,479
Noncurrent Liabilities:			
Advances from Other Funds	18,985,683	5,002,820	2,742,547
Long-Term Liabilities	527,442	1,201,304	102,342
Total Noncurrent Liabilities	19,513,125	6,204,124	2,844,889
Total Liabilities	47,814,827	7,251,898	3,280,368
Deferred Inflows of Resources			
Deferred Amounts Related to Pensions	5,799,587	1,708,878	898,983
Deferred Amounts Related to OPEB	1,458,344	370,225	178,329
Total Deferred Inflows of Resources	7,257,931	2,079,103	1,077,312
Net Position			
Net Investment in Capital Assets	64,625,978	34,318,245	5,315
Restricted	-	-	3,396,858
Unrestricted	(22,706,016)	51,050	-
Total Net Position	\$ 41,919,962	\$ 34,369,295	\$ 3,402,173

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF FUND NET POSITION
NONMAJOR ENTERPRISE FUNDS
SEPTEMBER 30, 2021
(Concluded)

	Solid Waste Fund	Total Nonmajor Enterprise Fund
Assets		
Cash and Cash Equivalents	\$ -	\$ 250
Equity in Pooled Cash and Investments	6,770,383	18,615,434
Receivables	-	19,203,773
Due from Other Funds	541,440	3,847,694
Inventories	-	1,620,231
Prepaid Expense	-	181
Total Current Assets	7,311,823	43,287,563
Capital Assets (Net of Accumulated Depreciation):		
Buildings	403,942	34,681,994
Improvements Other than Buildings	-	2,235,513
Machinery and Equipment	57,219	25,136,093
Infrastructure	-	28,554,838
Capital Assets (not Depreciated):		
Land	19,731	8,864,610
Construction in Progress	-	1,165,696
Total Capital Assets	480,892	100,638,744
Net OPEB Asset	66,269	1,079,524
Net Pension Asset	599,394	10,634,483
Total Noncurrent Assets	1,146,555	112,352,751
Total Assets	8,458,378	155,640,314
Deferred Outflows of Resources		
Deferred Amounts Related to Pensions	59,908	1,062,897
Deferred Amounts Related to OPEB	17,525	285,469
Total Deferred Outflows of Resources	77,433	1,348,366
Liabilities		
Current Liabilities:		
Accounts Payable and Accrued Liabilities	978,002	11,125,480
Due to Other Funds	41,866	18,790,815
Unearned Revenue	-	693,517
Current Portion of Long-Term Debt	164,701	359,712
Total Current Liabilities	1,184,569	30,969,524
Noncurrent Liabilities:		
Advances from Other Funds	1,458,500	28,189,550
Long-Term Liabilities	1,903,662	3,734,750
Total Noncurrent Liabilities	3,362,162	31,924,300
Total Liabilities	4,546,731	62,893,824
Deferred Inflows of Resources		
Deferred Amounts Related to Pensions	502,175	8,909,623
Deferred Amounts Related to OPEB	131,256	2,138,154
Total Deferred Inflows of Resources	633,431	11,047,777
Net Position		
Net Investment in Capital Assets	(1,522,282)	97,427,256
Restricted	-	3,396,858
Unrestricted	4,877,931	(17,777,035)
Total Net Position	\$ 3,355,649	\$ 83,047,079

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Regional Transit System Fund	Stormwater Management Utility Fund	Florida Building Code Enforcement Fund
Operating Revenues			
Licenses and Permits	\$ -	\$ -	\$ 3,914,872
Sales and Service Charges	15,164,216	9,545,002	-
Other Operating Revenues	300,346	32,460	-
Total Operating Revenues	<u>15,464,562</u>	<u>9,577,462</u>	<u>3,914,872</u>
Operating Expenses			
Operations and Maintenance	22,581,849	5,319,166	2,158,857
Administrative and General	1,924,242	1,913,632	1,062,889
Depreciation and Amortization	4,971,386	1,554,021	1,822
Total Operating Expenses	<u>29,477,477</u>	<u>8,786,819</u>	<u>3,223,568</u>
Operating Income (Loss)	<u>(14,012,915)</u>	<u>790,643</u>	<u>691,304</u>
Non-Operating Revenues (Expenses)			
Investment Income/(Loss)	(4,697)	18,068	23,255
Interest Expense	-	(27,651)	-
Gain (Loss) on Disposal of Capital Assets	7,080	-	-
Local Option Gas Tax	2,088,880	-	-
Operating Grants	22,834,988	161,545	-
Total Non-Operating Revenues (Expenses)	<u>24,926,251</u>	<u>151,962</u>	<u>23,255</u>
Income/(Loss) Before Capital Contributions and Transfers	<u>10,913,336</u>	<u>942,605</u>	<u>714,559</u>
Transfers			
Transfers in	1,569,029	182,362	-
Transfers (out)	(879,466)	(476,924)	(126,246)
Total Transfers	<u>689,563</u>	<u>(294,562)</u>	<u>(126,246)</u>
Change in Net Position	11,602,899	648,043	588,313
Net Position - Beginning of Year	<u>30,317,063</u>	<u>33,721,252</u>	<u>2,813,860</u>
Net Position - End of Year	<u>\$ 41,919,962</u>	<u>\$ 34,369,295</u>	<u>\$ 3,402,173</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
 NONMAJOR ENTERPRISE FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Concluded)

	Solid Waste Fund	Total Nonmajor Enterprise Fund
Operating Revenues		
Licenses and Permits	\$ -	\$ 3,914,872
Sales and Service Charges	10,883,444	35,592,662
Other Operating Revenues	-	332,806
Total Operating Revenues	<u>10,883,444</u>	<u>39,840,340</u>
Operating Expenses		
Operations and Maintenance	7,534,639	37,594,511
Administrative and General	432,808	5,333,571
Depreciation and Amortization	24,309	6,551,538
Total Operating Expenses	<u>7,991,756</u>	<u>49,479,620</u>
Operating Income (Loss)	<u>2,891,688</u>	<u>(9,639,280)</u>
Non-Operating Revenues (Expenses)		
Investment Income/(Loss)	22,306	58,932
Interest Expense	(69,462)	(97,113)
Gain (Loss) on Disposal of Capital Assets	-	7,080
Local Option Gas Tax	-	2,088,880
Operating Grants	315,057	23,311,590
Total Non-Operating Revenues (Expenses)	<u>267,901</u>	<u>25,369,369</u>
Income/(Loss) Before Capital Contributions and Transfers	<u>3,159,589</u>	<u>15,730,089</u>
Transfers		
Transfers in	6,400	1,757,791
Transfers (out)	(1,921,393)	(3,404,029)
Total Transfers	<u>(1,914,993)</u>	<u>(1,646,238)</u>
Change in Net Position	1,244,596	14,083,851
Net Position - Beginning of Year	<u>2,111,053</u>	<u>68,963,228</u>
Net Position - End of Year	<u>\$ 3,355,649</u>	<u>\$ 83,047,079</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Regional Transit System Fund	Stormwater Management Utility Fund
Cash Flows from Operating Activities		
Cash Received from Customers	\$ 15,887,642	\$ 9,476,305
Cash Received from Other Governments	11,979,217	161,545
Cash Paid to Suppliers	(7,980,724)	(1,183,172)
Cash Paid for Interfund Services	(1,924,242)	(1,913,632)
Cash Paid to Employees	(14,540,614)	(4,059,539)
Net Cash Provided (Used) by Operating Activities	<u>3,421,279</u>	<u>2,481,507</u>
Cash Flows from Non-Capital Financing Activities		
Interfund Borrowing	1,969,279	(16,988)
Transfers from Other Funds	1,569,029	182,362
Transfers to Other Funds	(879,466)	(476,924)
Net Cash Provided by (Used in) Non-Capital Financing Activities	<u>2,658,842</u>	<u>(311,550)</u>
Cash Flows from Capital and Related Financing Activities		
Principal Repayments on Long-Term Debt	-	(191,129)
Interest Paid on Long-Term Debt	-	(27,652)
Acquisition and Construction of Capital Assets	(6,083,524)	(419,840)
Proceeds from Sale of Capital Assets	9,818	-
Net Cash (Used) in Capital and Related Financing Activities	<u>(6,073,706)</u>	<u>(638,621)</u>
Cash Flows from Investing Activities		
Interest Received	(4,697)	18,068
Net Cash Provided by Investing Activities	<u>(4,697)</u>	<u>18,068</u>
Net Increase (Decrease) in Cash	1,718	1,549,404
Cash - Beginning of Year	<u>250</u>	<u>3,837,827</u>
Cash - End of Year	<u>\$ 1,968</u>	<u>\$ 5,387,231</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Florida Building Code Enforcement Fund	Solid Waste Fund	Total Nonmajor Enterprise Fund
Cash Flows from Operating Activities			
Cash Received from Customers	\$ 4,024,524	\$ 11,045,611	\$ 40,434,082
Cash Received from Other Governments	-	315,057	12,455,819
Cash Paid to Suppliers	(618,914)	(6,083,237)	(15,866,047)
Cash Paid for Interfund Services	(1,062,889)	(432,808)	(5,333,571)
Cash Paid to Employees	(2,183,784)	(1,238,167)	(22,022,104)
Net Cash Provided (Used) by Operating Activities	<u>158,937</u>	<u>3,606,456</u>	<u>9,668,179</u>
Cash Flows from Non-Capital Financing Activities			
Interfund Borrowing	(65,724)	57,019	1,943,586
Transfers from Other Funds	-	6,400	1,757,791
Transfers to Other Funds	(126,246)	(1,921,393)	(3,404,029)
Net Cash Provided by (Used in) Non-Capital Financing Activities	<u>(191,970)</u>	<u>(1,857,974)</u>	<u>297,348</u>
Cash Flows from Capital and Related Financing Activities			
Principal Repayments on Long-Term Debt	-	(45,828)	(236,957)
Interest Paid on Long-Term Debt	-	(69,462)	(97,114)
Acquisition and Construction of Capital Assets	-	-	(6,503,364)
Proceeds from Sale of Capital Assets	-	-	9,818
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>-</u>	<u>(115,290)</u>	<u>(6,827,617)</u>
Cash Flows from Investing Activities			
Interest Received	<u>23,254</u>	<u>22,305</u>	<u>58,930</u>
Net Cash Provided (Used) by Investing Activities	<u>23,254</u>	<u>22,305</u>	<u>58,930</u>
Net Increase (Decrease) in Cash	(9,779)	1,655,497	3,196,840
Cash - Beginning of Year	<u>6,465,881</u>	<u>5,114,886</u>	<u>15,418,844</u>
Cash - End of Year	<u><u>\$ 6,456,102</u></u>	<u><u>\$ 6,770,383</u></u>	<u><u>\$ 18,615,684</u></u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Continued)

	Regional Transit System Fund	Stormwater Management Utility Fund
	<u>Fund</u>	<u>Fund</u>
<u>Cash and Cash Equivalents Classified as:</u>		
Cash and Cash Equivalents	\$ 250	\$ -
Equity in Pooled Cash and Investments	1,718	5,387,231
Total	<u>\$ 1,968</u>	<u>\$ 5,387,231</u>
<u>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:</u>		
Operating Income (Loss)	\$ (14,012,915)	\$ 790,643
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities		
Intergovernmental Revenues	11,979,217	161,545
Depreciation and Amortization	4,971,386	1,554,021
(Increase)/Decrease in Receivables	423,080	(101,158)
(Increase)/Decrease in Inventories and Prepaids	(324,250)	-
Increase/(Decrease) in Accounts Payable and Accrued Liabilities	1,201,474	359,698
Pension Expense Adjustment	(774,205)	(263,864)
OPEB Expense Adjustment	(42,508)	(19,378)
Net Cash Provided (Used) by Operating Activities	<u>\$ 3,421,279</u>	<u>\$ 2,481,507</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF CASH FLOWS
 NONMAJOR ENTERPRISE FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Concluded)

	Florida Building Code Enforcement Fund	Solid Waste Fund	Total Nonmajor Enterprise Fund
	<u>Fund</u>	<u>Fund</u>	<u>Fund</u>
<u>Cash and Cash Equivalents Classified as:</u>			
Cash and Cash Equivalents	\$ -	\$ -	\$ 250
Equity in Pooled Cash and Investments	6,456,102	6,770,383	18,615,434
Total	<u>\$ 6,456,102</u>	<u>\$ 6,770,383</u>	<u>\$ 18,615,684</u>
<u>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:</u>			
Operating Income (Loss)	\$ 691,304	\$ 2,891,688	\$ (9,639,280)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Intergovernmental Revenues	-	315,059	12,455,821
Depreciation and Amortization	1,822	24,309	6,551,538
(Increase)/Decrease in Receivables	109,653	162,165	593,740
(Increase)/Decrease in Inventories and Prepaids	(181)	-	(324,431)
Increase/(Decrease) in Accounts Payable and Accrued Liabilities	(474,163)	278,652	1,365,661
Pension Expense Adjustment	(151,066)	(66,658)	(1,255,793)
OPEB Expense Adjustment	(18,432)	1,241	(79,077)
Net Cash Provided (Used) by Operating Activities	<u>\$ 158,937</u>	<u>\$ 3,606,456</u>	<u>\$ 9,668,179</u>

INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the governmental unit, or to other governmental units, on a cost-reimbursement basis.

The City maintains the following Internal Service Funds:

General Insurance Fund - to account for costs associated with administering a self-insurance plan for worker's compensation, automobile, and general liability benefits. The plan is externally administered.

Employees Health and Accident Benefits Fund - to account for costs associated with administering a self-insurance plan for employees' and retirees' health and accident claims. The plan is externally administered for an annually contracted amount, which is based upon volume of claims.

Fleet Management Fund - to account for the costs of vehicle acquisition and replacements and operating a maintenance facility for vehicles used by various City departments.

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2021

	General Insurance Fund	Employees Health and Accident Benefits Fund	Fleet Management Fund	Totals
Assets				
Current Assets:				
Cash and Cash Equivalents	\$ 337,617	\$ 120,000	\$ 1,087,189	\$ 1,544,806
Equity in Pooled Cash and Investments	10,176,738	12,845,370	7,343,690	30,365,798
Receivables	500	-	1,912	2,412
Inventories	-	-	355,497	355,497
Prepaid Expenses	23,204	4,000	981,360	1,008,564
Fair Value of Hedging				
Derivative Instruments	-	-	808,796	808,796
Total Current Assets	10,538,059	12,969,370	10,578,444	34,085,873
Noncurrent Assets:				
Capital Assets (Net of Accumulated Depreciation):				
Buildings	-	-	2,721,039	2,721,039
Improvements Other than Buildings	-	-	812,054	812,054
Machinery and Equipment	-	-	12,396,561	12,396,561
Infrastructure	-	-	781,093	781,093
Capital Assets (Non-Depreciable):				
Land	-	-	631,563	631,563
Net OPEB Asset	57,029	5,990	84,172	147,191
Net Pension Asset	645,106	110,836	796,956	1,552,898
Total Noncurrent Assets	702,135	116,826	18,223,438	19,042,399
Total Assets	11,240,194	13,086,196	28,801,882	53,128,272
Deferred Outflows of Resources				
Deferred Amounts Related to Pensions	64,477	11,079	79,654	155,210
Deferred Amounts Related to OPEB	15,080	1,585	22,258	38,923
Total Deferred Outflows of Resources	79,557	12,664	101,912	194,133
Liabilities				
Current Liabilities:				
Accounts Payable and Accrued Liabilities	7,452,486	1,397,032	1,235,870	10,085,388
Due to Other Funds	318,943	-	56,032	374,975
Total Current Liabilities	7,771,429	1,397,032	1,291,902	10,460,363
Noncurrent Liabilities:				
Accumulated Increase in Fair Value of Hedging Derivative Instruments	-	-	808,796	808,796
Long-Term Liabilities	81,332	2,843	89,526	173,701
Total Liabilities	7,852,761	1,399,875	2,190,224	11,442,860
Deferred Inflows of Resources				
Deferred Amounts Related to Pensions	540,474	92,859	667,694	1,301,027
Deferred Amounts Related to OPEB	112,952	11,866	166,715	291,533
Total Deferred Inflows of Resources	653,426	104,725	834,409	1,592,560
Net Position				
Net Investment in Capital Assets	-	-	17,342,310	17,342,310
Unrestricted	2,813,564	11,594,260	8,536,851	22,944,675
Total Net Position	\$ 2,813,564	\$ 11,594,260	\$ 25,879,161	\$ 40,286,985

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF REVENUES, EXPENSES, AND
 CHANGES IN FUND NET POSITION
 INTERNAL SERVICE FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021

	General Insurance Fund	Employees Health and Accident Benefits Fund	Fleet Management Fund	Totals
Operating Revenues				
Sales and Service Charges	\$ 6,039,321	\$ 6,651,640	\$ 8,869,633	\$ 21,560,594
Employer Contributions	-	10,692,130	-	10,692,130
Employee Contributions	-	7,694,460	-	7,694,460
Other Operating Revenues	627,235	1,585,951	6,910	2,220,096
Total Operating Revenues	6,666,556	26,624,181	8,876,543	42,167,280
Operating Expenses				
Operations and Maintenance	3,404,850	214,436	3,555,695	7,174,981
Administrative and General	4,138,663	1,594,848	1,243,884	6,977,395
Depreciation and Amortization	-	-	3,241,480	3,241,480
Benefits Paid and Other Expenses	-	27,939,684	-	27,939,684
Total Operating Expenses	7,543,513	29,748,968	8,041,059	45,333,540
Operating Income (Losses)	(876,957)	(3,124,787)	835,484	(3,166,260)
Nonoperating Revenues				
Investment Income	40,380	64,937	27,418	132,735
Gain (Loss) on Disposal of Capital Assets	-	-	589,493	589,493
Total Nonoperating Revenues	40,380	64,937	616,911	722,228
Income (Loss) Before Capital Contributions and Transfers	(836,577)	(3,059,850)	1,452,395	(2,444,032)
Transfers				
Transfers in	-	-	303,276	303,276
Transfers (out)	(110,143)	(1,103)	(234,377)	(345,623)
Total Transfers	(110,143)	(1,103)	68,899	(42,347)
Change in Net Position	(946,720)	(3,060,953)	1,521,294	(2,486,379)
Net Position - Beginning of Year	3,760,284	14,655,213	24,357,867	42,773,364
Net Position - End of Year	\$ 2,813,564	\$ 11,594,260	\$ 25,879,161	\$ 40,286,985

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	General Insurance Fund	Employees Health and Accident Benefits Fund	Fleet Management Fund	Totals
Cash Flow from Operating Activities				
Cash Received for Interfund Services	\$ 6,038,821	\$ 25,038,230	\$ 8,867,720	\$ 39,944,771
Cash Received from Customers	627,235	1,585,951	6,910	2,220,096
Cash Paid to Suppliers	(1,522,180)	(27,863,833)	(1,548,539)	(30,934,552)
Cash Paid to Employees	(1,701,578)	(234,909)	(2,515,648)	(4,452,135)
Cash Paid for Interfund Services	(4,138,663)	(1,594,848)	(1,243,884)	(6,977,395)
Net Cash Provided (Used) by Operating Activities	<u>(696,365)</u>	<u>(3,069,409)</u>	<u>3,566,559</u>	<u>(199,215)</u>
Cash Flows from Noncapital and Related Financing Activities				
Interfund Borrowing	449,615	-	18,175	467,790
Transfers from Other Funds	-	-	303,276	303,276
Transfers to Other Funds	(110,143)	(1,103)	(234,377)	(345,623)
Net Cash Provided (Used) by Noncapital Financing Activities	<u>339,472</u>	<u>(1,103)</u>	<u>87,074</u>	<u>425,443</u>
Cash Flows from Capital and Related Financing Activities				
Acquisition and Construction of Capital Assets	-	-	(3,146,045)	(3,146,045)
Proceeds from Sale of Capital Assets	-	-	631,808	631,808
Net Cash Flows Used by Capital and Related Financing Activities	<u>-</u>	<u>-</u>	<u>(2,514,237)</u>	<u>(2,514,237)</u>
Cash Flows from Investing Activities				
Interest Received	40,378	64,939	27,419	132,736
Net Cash Provided by Investing Activities	<u>40,378</u>	<u>64,939</u>	<u>27,419</u>	<u>132,736</u>
Net Increase in Cash	(316,515)	(3,005,573)	1,166,815	(2,155,273)
Cash - Beginning of Year	<u>10,830,870</u>	<u>15,970,943</u>	<u>7,264,064</u>	<u>34,065,877</u>
Cash - End of Year	<u>\$ 10,514,355</u>	<u>\$ 12,965,370</u>	<u>\$ 8,430,879</u>	<u>\$ 31,910,604</u>

CITY OF GAINESVILLE, FLORIDA
 COMBINING STATEMENT OF CASH FLOWS
 INTERNAL SERVICE FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2021
(Concluded)

	General Insurance Fund	Employees Health and Accident Benefits Fund	Fleet Management Fund	Totals
Cash and Cash Equivalents Classified as:				
Cash and Cash Equivalents	\$ 337,617	\$ 120,000	\$ 1,087,189	\$ 1,544,806
Equity in Pooled Cash and Investments	10,176,738	12,845,370	7,343,690	30,365,798
Total	\$ 10,514,355	\$ 12,965,370	\$ 8,430,879	\$ 31,910,604
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating Income (Loss)	\$ (876,957)	\$ (3,124,787)	\$ 835,484	\$ (3,166,260)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation and Amortization	-	-	3,241,480	3,241,480
(Increase)/Decrease in Receivables	(500)	-	(1,912)	(2,412)
(Increase)/Decrease in Prepaids	-	(4,000)	(981,360)	(985,360)
(Increase)/Decrease in Inventories	-	-	(124,414)	(124,414)
Increase/(Decrease) in Accounts Payable and Accrued Liabilities	279,970	79,894	701,394	1,061,258
Pension Expense Adjustment	(87,295)	(19,908)	(90,845)	(198,048)
OPEB Expense Adjustment	(11,583)	(608)	(13,268)	(25,459)
Net Cash Provided (Used) by Operating Activities	\$ (696,365)	\$ (3,069,409)	\$ 3,566,559	\$ (199,215)

FIDUCIARY FUNDS

TRUST FUNDS

Trust Funds are used to account for public employee retirement systems and the other post-employment benefit trust fund.

The City maintains the following Trust Funds:

Employees' Pension Fund - to account for the accumulation of resources to be used for pension and disability payments to participants of the City's Employees' Pension Plan.

Police Officers' and Firefighters' Consolidated Retirement Fund - to account for the accumulation of resources to be used for pension and disability payments to participants of the City's Consolidated Police Officers' and Firefighters' Retirement Plan.

Other Post-Employment Benefits (OPEB) Fund - to account for the accumulation of resources to be used for the City's portion of the premium cost for providing health insurance to the City's retired employees participating in the OPEB plan.

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF FIDUCIARY NET POSITION
PENSION AND OPEB TRUST FUNDS
SEPTEMBER 30, 2021

	Employees' Pension Fund	Police Officers' and Firefighters' Consolidated Retirement Fund	Other Post- Employment Benefits (OPEB) Fund	Totals
Assets				
Cash and Cash Equivalents	\$ 12,857,488	\$ 10,831,273	\$ 918,014	\$ 24,606,775
Dividends and Interest Receivable	370,523	318,278	12,489	701,290
Due from City of Gainesville	908,724	11,770,697	1,895,575	14,574,996
Investments, at Fair Value:				
Equities	623,039,704	261,053,041	59,796,801	943,889,546
Limited Partnerships Units	-	43,184,860	-	43,184,860
Real Estate	27,804,871	21,260,736	7,727,031	56,792,638
Fixed Income:				
Government Bonds	9,564,857	-	800,107	10,364,964
Corporate Bonds	8,343,434	-	992,181	9,335,615
Mortgage and Asset Backed Securities	12,039,293	-	841,895	12,881,188
Total Investments, at Fair Value	<u>680,792,159</u>	<u>325,498,637</u>	<u>70,158,015</u>	<u>1,076,448,811</u>
Total Assets	<u>694,928,894</u>	<u>348,418,885</u>	<u>72,984,093</u>	<u>1,116,331,872</u>
Liabilities				
Accounts Payable and Accrued Liabilities	<u>150,042</u>	<u>201,726</u>	<u>33,696</u>	<u>385,464</u>
Total Liabilities	<u>150,042</u>	<u>201,726</u>	<u>33,696</u>	<u>385,464</u>
Net Position Restricted for Pension and OPEB Benefits	<u>\$ 694,778,852</u>	<u>\$ 348,217,159</u>	<u>\$ 72,950,397</u>	<u>\$ 1,115,946,408</u>

CITY OF GAINESVILLE, FLORIDA
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
PENSION AND OPEB TRUST FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Employees' Pension Fund	Police Officers' and Firefighters' Consolidated Retirement Fund	Other Post- Employment Benefits (OPEB) Fund	Totals
Additions				
Contributions:				
Employer Contributions	\$ 5,461,714	\$ 3,586,271	\$ 1,924,061	\$ 10,972,046
Employee Contributions	5,307,109	2,314,580	3,330,813	10,952,502
Total Contributions	10,768,823	5,900,851	5,254,874	21,924,548
Investment Income:				
Net Appreciation/(Depreciation) in Fair Value of Investments	133,690,191	62,969,679	13,384,158	210,044,028
Dividends and Interest	13,598,631	4,256,196	1,163,207	19,018,034
Total Investment Income	147,288,822	67,225,875	14,547,365	229,062,062
(Less Investment Expense)	(2,843,383)	(979,038)	(427,257)	(4,249,678)
Net Investment Income (Loss)	144,445,439	66,246,837	14,120,108	224,812,384
Total Additions	155,214,262	72,147,688	19,374,982	246,736,932
Deductions				
Benefit Payments	37,103,292	20,008,116	8,426,856	65,538,264
Refunds of Contributions	665,610	215,510	-	881,120
Administrative Expenses	591,294	625,466	6,982	1,223,742
Total Deductions	38,360,196	20,849,092	8,433,838	67,643,126
Change in Net Position	116,854,066	51,298,596	10,941,144	179,093,806
Net Position - Beginning of Year	577,924,786	296,918,563	62,009,253	936,852,602
Net Position - End of Year	\$ 694,778,852	\$ 348,217,159	\$ 72,950,397	\$ 1,115,946,408

STATISTICAL SECTION

STATISTICAL SECTION SUMMARY

This part of the City of Gainesville, Florida's annual comprehensive financial report presents additional information to assist users in understanding how the information provided in the financial statements, note disclosures, and required supplementary information impacts the City's overall financial health.

Schedules	Page
Financial Trends	234
These schedules provide financial trend information, which shows how the City's financial performance has changed over time.	
Revenue Capacity	239
These schedules provide additional information about Property Tax and Utility Revenues, the City's most significant local revenue sources.	
Debt Capacity	247
These schedules provide detailed information about the City's current levels of outstanding debt, and can help the financial statement user assess the City's ability to issue additional debt in the future.	
Demographic and Economic Information	250
These schedules present demographic and economic indicators to assist the financial statement user in understanding the environment in which the City's financial activities occur.	
Operating Information	252
These schedules contain service and infrastructure data to help the financial statement user understand how the information in the City's financial statements relates to the services the City provides.	

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Financial Trends

City of Gainesville
Net Position By Component
Last Ten Fiscal Years
(accrual basis of accounting)

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Governmental activities:										
Net investment in Capital Assets	\$ 133,198,609	\$ 147,982,728	\$ 163,117,931	\$ 167,469,862	\$ 190,440,482	\$ 195,530,215	\$ 215,537,449	\$ 231,629,237	\$ 219,965,625	\$ 214,385,691
Restricted	63,041,610	52,874,367	42,462,127	53,090,288	41,905,152	47,526,431	37,526,544	39,962,136	46,097,158	54,659,462
Unrestricted	16,993,135	11,105,349	17,334,531	(85,660,620)	(91,445,398)	(92,364,875)	(112,356,716)	(124,221,701)	(102,962,956)	(77,744,025)
Total governmental activities net position	\$ 213,233,354	\$ 211,962,444	\$ 222,914,589	\$ 134,899,330	\$ 140,900,236	\$ 150,691,771	\$ 140,707,277	\$ 147,563,672	\$ 163,999,827	\$ 191,301,128
Business-type activities:										
Net investment in Capital Assets	\$ 368,031,597	\$ 362,238,572	\$ 387,916,136	\$ 379,583,536	\$ 361,120,054	\$ 326,814,049	\$ 369,448,747	\$ 336,512,272	\$ 282,222,224	\$ 250,986,050
Restricted	86,067,843	88,409,575	60,971,377	78,925,696	82,756,292	60,698,691	44,988,255	57,389,249	86,837,857	146,684,233
Unrestricted	110,159,236	113,807,653	134,105,632	115,418,959	131,653,410	149,330,297	106,765,483	124,163,666	130,919,381	105,980,693
Total business-type activities net position	\$ 563,258,676	\$ 564,475,800	\$ 582,993,145	\$ 573,927,291	\$ 575,529,756	\$ 536,843,037	\$ 521,202,465	\$ 518,065,187	\$ 499,979,562	\$ 503,650,976
Total primary government:										
Net investment in Capital Assets	\$ 501,230,206	\$ 510,241,300	\$ 551,034,067	\$ 547,053,398	\$ 551,560,536	\$ 522,344,264	\$ 584,986,196	\$ 568,141,509	\$ 502,187,949	\$ 465,371,741
Restricted	148,109,453	141,283,942	103,433,504	132,015,384	124,661,444	108,225,122	82,514,799	97,351,385	132,935,015	201,343,695
Unrestricted	127,152,371	124,913,002	151,440,163	29,757,439	40,208,012	56,965,422	(5,591,253)	(58,035)	27,956,425	28,236,668
Total primary government net position	\$ 776,492,030	\$ 776,438,244	\$ 805,907,734	\$ 708,826,821	\$ 716,429,992	\$ 687,534,808	\$ 661,909,742	\$ 665,434,859	\$ 663,079,389	\$ 694,952,104

Primary Government Net Position



Net Position, Year over Year



City of Gainesville
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Expenses					
Governmental activities:					
General government	\$ 16,546,820	\$ 17,814,078	\$ 16,176,189	\$ 20,042,296	\$ 23,812,563
Public safety	59,735,600	62,938,271	64,021,054	58,122,081	72,097,913
Physical environment	2,218,153	3,799,039	2,871,836	1,007,994	637,207
Transportation	18,686,598	18,410,169	15,142,893	18,412,980	5,723,450
Economic environment	9,164,986	6,809,885	8,602,592	5,930,125	1,393,939
Human services	581,239	384,825	2,216,579	1,726,374	7,397,884
Culture & recreation	9,705,943	9,551,902	9,332,876	11,042,060	7,113,163
Interest on long-term debt	7,390,511	7,248,291	6,711,350	7,216,312	8,802,512
Total governmental activities expenses	124,029,850	126,956,460	125,075,369	123,500,222	126,978,631
Business-type activities:					
Electric	\$ 221,494,502	\$ 227,350,282	\$ 291,110,843	\$ 313,776,108	\$ 322,959,616
Gas	21,898,283	21,436,501	22,764,377	23,086,959	21,999,919
Water	24,458,151	24,988,038	25,516,070	25,990,135	28,179,472
Wastewater	27,072,938	27,618,138	27,740,855	27,852,572	32,454,104
GRUCOM	11,160,732	10,504,492	11,761,638	13,733,955	12,491,683
Regional transit system	21,458,507	23,167,649	24,279,240	26,170,257	28,302,063
Stormwater management	6,376,271	6,283,365	6,351,290	6,574,131	7,504,695
Ironwood golf course	1,454,435	1,401,017	1,456,632	1,573,460	1,701,930
Florida building code enforcement	2,156,163	2,042,119	2,306,430	2,324,819	2,661,425
Solid waste	7,377,876	7,237,205	7,594,037	8,623,125	9,002,895
Total business-type activities expenses	344,907,858	352,028,806	420,881,412	449,705,521	467,257,802
Total primary government expenses	\$ 468,937,708	\$ 478,985,266	\$ 545,956,781	\$ 573,205,743	\$ 594,236,433
Program Revenues					
Governmental activities:					
Charges for services:					
General government	\$ 10,701,617	\$ 11,418,234	\$ 13,124,551	\$ 12,900,012	\$ 10,423,187
Public safety	7,945,799	8,238,633	8,399,721	9,105,760	8,464,495
Other charges for services	4,500,224	3,769,211	3,962,570	6,233,296	5,180,923
Operating grants and contributions	8,537,676	8,170,095	7,036,634	7,169,569	8,809,447
Capital grants and contributions	2,862,493	7,570,791	5,061,574	3,999,209	1,698,750
Total governmental activities program revenues	34,547,809	39,166,964	37,585,050	39,407,846	34,576,802
Business-type activities:					
Charges for services:					
Electric	230,805,656	228,822,572	268,774,902	277,077,555	276,623,151
Other utilities	96,875,398	97,083,057	99,880,653	101,823,558	103,207,375
Other charges for services	32,257,122	33,332,016	34,576,794	36,298,907	37,515,391
Operating grants and contributions	6,384,981	14,074,581	25,213,077	9,435,118	5,828,801
Capital grants and contributions	7,148,130	3,004,490	5,658,720	1,962,901	5,305,542
Total business-type activities program revenues	373,471,287	376,316,716	434,104,146	426,598,039	428,480,260
Total primary government program revenues	\$ 408,019,096	\$ 415,483,680	\$ 471,689,196	\$ 466,005,885	\$ 463,057,062
Net (Expense)/Revenue					
Governmental activities	\$ (89,482,041)	\$ (87,789,496)	\$ (87,490,319)	\$ (84,092,376)	\$ (92,401,829)
Business-type activities	28,563,429	24,287,910	13,222,734	(23,107,482)	(38,777,542)
Total primary government net revenue	\$ (60,918,612)	\$ (63,501,586)	\$ (74,267,585)	\$ (107,199,858)	\$ (131,179,371)
General Revenues and Other					
Changes in Net Position					
Governmental activities:					
Taxes:					
Property taxes	\$ 25,871,976	\$ 26,077,888	\$ 26,476,044	\$ 28,558,490	\$ 29,161,493
Other taxes	21,952,397	21,899,384	21,516,536	21,359,992	21,670,989
State revenue sharing	3,712,905	3,723,420	3,945,358	4,214,442	4,316,493
Investment gain (loss)	3,556,870	(4,908,204)	6,061,874	4,712,920	4,176,684
Other revenues	2,993,407	2,826,862	3,495,904	3,849,507	3,567,795
Total governmental activities	58,087,555	49,619,350	61,495,716	62,695,351	62,893,454
Business-type activities:					
Interest	9,234,751	6,653,021	6,871,499	12,109,749	19,569,675
Other revenues	23,308,136	7,175,429	39,459,939	51,373,445	56,319,413
Total business-type activities	32,542,887	13,828,450	46,331,438	63,483,194	75,889,088
Total primary government	\$ 90,630,442	\$ 63,447,800	\$ 107,827,154	\$ 126,178,545	\$ 138,782,542
Changes in Net Position (including transfers, special items and extraordinary items)					
Governmental activities	\$ 5,278,076	\$ (1,270,910)	\$ 12,571,251	\$ 14,225,269	\$ 6,000,706
Business-type activities	24,433,754	1,217,124	20,988,318	4,753,418	1,602,465
Total primary government	\$ 29,711,830	\$ (53,786)	\$ 33,559,569	\$ 18,978,687	\$ 7,603,171

City of Gainesville
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)
(Concluded)

	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Expenses					
Governmental activities:					
General government	\$ 13,257,529	\$ 22,040,757	\$ 25,208,259	\$ 24,762,040	\$ 33,401,384
Public safety	60,307,834	63,936,193	66,448,738	74,628,943	57,252,077
Physical environment	1,820,004	412,777	924,738	1,139,174	1,172,294
Transportation	17,941,779	19,259,842	20,935,955	21,368,976	21,557,051
Economic environment	8,879,794	5,756,671	6,355,726	5,794,136	5,839,989
Human services	1,340,199	1,758,977	2,085,523	2,324,313	2,010,455
Culture & recreation	17,049,901	12,182,553	12,885,544	14,609,745	13,748,546
Interest on long-term debt	6,374,794	7,309,426	6,677,648	8,082,573	12,974,815
Total governmental activities expenses	126,971,834	132,657,196	141,522,131	152,709,900	147,956,611
Business-type activities:					
Electric	\$ 331,139,770	\$ 288,723,340	\$ 285,520,258	\$ 263,210,539	\$ 281,224,138
Gas	21,284,174	21,383,577	21,562,120	19,169,278	23,259,945
Water	32,390,604	31,267,572	34,949,820	34,827,176	32,894,784
Wastewater	37,417,260	38,712,044	39,832,387	42,514,875	41,930,458
GRUCOM	12,358,447	12,119,479	12,953,026	14,734,804	15,420,363
Regional transit system	33,640,219	31,230,329	35,586,285	30,292,140	29,470,397
Stormwater management	8,877,317	8,902,706	10,209,606	8,940,956	8,814,470
Ironwood golf course	1,632,760	1,731,357	1,740,464	-	-
Florida building code enforcement	2,656,233	3,105,149	3,350,486	3,136,150	3,223,568
Solid waste	8,099,106	7,579,142	7,982,318	8,795,609	8,061,218
Total business-type activities expenses	489,495,890	444,754,695	453,686,770	425,621,527	444,299,341
Total primary government expenses	\$ 616,467,724	\$ 577,411,891	\$ 595,208,901	\$ 578,331,427	\$ 592,255,952
Program Revenues					
Governmental activities:					
Charges for services:					
General government	\$ 11,795,746	\$ 11,697,361	\$ 12,862,527	\$ 9,316,300	\$ 13,950,858
Public safety	7,640,035	11,390,344	11,191,303	12,960,704	12,868,168
Other charges for services	4,892,481	4,416,822	5,177,764	6,585,434	9,729,260
Operating grants and contributions	6,822,748	4,818,258	6,993,144	13,240,004	9,746,460
Capital grants and contributions	2,634,365	712,441	1,258,828	-	1,149,563
Total governmental activities program revenues	33,785,375	33,035,226	37,483,566	42,102,442	47,444,309
Business-type activities:					
Charges for services:					
Electric	293,065,520	272,311,406	293,883,795	273,794,885	293,306,230
Other utilities	108,125,440	110,891,490	113,920,161	116,775,211	118,880,524
Other charges for services	37,606,459	38,921,856	40,155,745	39,347,799	39,840,340
Operating grants and contributions	10,315,741	13,120,255	8,687,312	8,372,896	22,834,988
Capital grants and contributions	13,089,525	1,484,306	3,970,981	7,638,795	4,686,013
Total business-type activities program revenues	462,202,685	436,729,313	460,617,994	445,929,586	479,548,095
Total primary government program revenues	\$ 495,988,060	\$ 469,764,539	\$ 498,101,560	\$ 488,032,028	\$ 526,992,404
Net (Expense)/Revenue					
Governmental activities	\$ (93,186,459)	\$ (99,621,970)	\$ (104,038,565)	\$ (110,607,458)	\$ (100,512,302)
Business-type activities	(27,293,205)	(8,025,382)	6,931,224	20,308,059	35,248,754
Total primary government net revenue	\$ (120,479,664)	\$ (107,647,352)	\$ (97,107,341)	\$ (90,299,399)	\$ (65,263,548)
General Revenues and Other					
Changes in Net Position					
Governmental activities:					
Taxes:					
Property taxes	\$ 31,116,558	\$ 34,925,769	\$ 35,133,195	\$ 36,693,311	\$ 38,926,311
Other taxes	22,105,551	31,468,891	34,820,642	34,677,577	40,470,545
State revenue sharing	4,648,650	4,841,716	5,055,719	4,691,438	5,482,673
Investment gain (loss)	443,618	1,797,724	2,963,042	743,962	1,069,500
Other revenues	8,127,699	4,584,282	2,983,670	4,825,168	2,833,335
Total governmental activities	66,442,076	77,618,382	80,956,268	81,631,456	88,782,364
Business-type activities:					
Interest	5,234,036	8,324,132	4,875,231	3,111,544	6,265,018
Other revenues	61,488,630	21,858,387	11,262,279	2,087,628	2,088,880
Total business-type activities	66,722,666	30,182,519	16,137,510	5,199,172	8,353,898
Total primary government	\$ 133,164,742	\$ 107,800,901	\$ 97,093,778	\$ 86,830,628	\$ 97,136,262
Changes in Net Position (including transfers, special items and extraordinary items)					
Governmental activities	\$ 9,791,535	\$ 15,242,097	\$ 15,833,297	\$ 9,977,076	\$ 28,201,305
Business-type activities	2,893,543	(15,088,548)	(15,846,860)	(13,445,847)	3,671,414
Total primary government	\$ 12,685,078	\$ 153,549	\$ (13,563)	\$ (3,468,771)	\$ 31,872,719

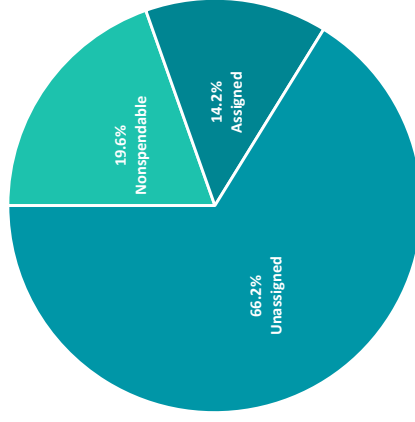
City of Gainesville
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
General Fund:										
Nonspendable	\$ 3,363,691	\$ 2,959,587	\$ 2,753,498	\$ 2,487,568	\$ 2,238,498	\$ 1,959,310	\$ 1,647,816	\$ 1,359,332	\$ 8,595,707	\$ 7,042,417
Assigned	2,236,549	772,730	1,494,098	1,985,914	3,551,786	1,607,428	-	432,146	5,246,913	5,107,131
Unassigned	12,087,485	13,408,146	14,520,395	17,476,507	17,050,156	16,199,506	17,023,490	24,926,872	11,949,372	23,798,721
Total General Fund	\$ 17,687,725	\$ 17,140,463	\$ 18,767,991	\$ 21,949,989	\$ 22,840,440	\$ 19,766,244	\$ 18,671,306	\$ 26,718,350	\$ 25,791,992	\$ 35,948,269
All Other Governmental Funds:										
Nonspendable	\$ -	\$ -	\$ -	\$ 973,501	\$ 973,501	\$ 973,501	\$ 973,501	\$ 973,501	\$ 138,494,121	\$ 135,134,047
Restricted	64,831,266	56,363,125	45,981,942	40,819,050	36,886,125	42,831,122	48,991,566	43,861,891	53,591,232	59,184,289
Committed	782,237	901,448	1,361,332	2,714,703	3,684,544	4,186,209	4,284,750	4,943,264	6,570,937	9,620,573
Assigned	16,633,174	12,555,440	9,632,021	31,481,786	29,243,195	25,434,776	13,929,331	12,550,970	17,774,857	14,891,310
Unassigned	(3,067,169)	(2,499,106)	(2,121,436)	(1,734,610)	(1,571,393)	(1,815,726)	(1,613,819)	(1,620,060)	(3,522,639)	(1,830,901)
Total All Other Governmental Funds	\$ 79,179,508	\$ 67,320,907	\$ 54,853,859	\$ 74,254,430	\$ 69,215,972	\$ 71,609,882	\$ 66,565,329	\$ 60,709,566	\$ 212,838,508	\$ 216,999,318

General Fund Balance Trends



FY 2021 General Fund Components



Note:

- Nonspendable fund balance increased in fiscal year 2020 due to long-term receivables from other funds, with the majority attributed to amounts due to governmental funds from enterprise funds for their portion of the Special Obligation Revenue Bonds Series 2020 and the Pension Obligation Bonds Series 2003.

City of Gainesville
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Revenues										
Taxes	\$ 45,404,192	\$ 45,099,581	\$ 44,949,416	\$ 46,728,963	\$ 45,455,100	\$ 51,600,589	\$ 60,430,912	\$ 63,906,128	\$ 62,275,640	\$ 70,065,300
Licenses and permits	866,236	899,441	950,644	965,536	943,444	5,901,029	7,371,636	7,385,069	9,516,220	9,442,280
Inte governmental	24,685,016	29,719,620	27,502,531	26,925,019	26,202,076	26,393,362	25,320,730	24,745,097	30,469,146	29,084,539
Charges for services	15,054,350	14,389,653	15,533,253	17,043,277	16,977,893	12,076,001	12,574,128	15,834,004	16,215,542	21,778,431
Fines and forfeitures	1,796,110	1,985,956	1,824,055	2,145,183	1,483,244	1,160,249	1,345,009	1,170,166	1,040,266	1,118,521
Miscellaneous	4,450,048	(1,599,295)	7,020,464	7,224,161	5,592,138	3,186,221	4,606,410	3,586,821	2,383,248	5,546,384
Total Revenues	92,255,952	90,494,956	97,780,363	101,034,139	96,655,895	100,227,451	111,648,825	116,627,285	121,900,462	137,035,313
Expenditures										
General government	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Public safety	55,405,967	57,644,637	60,050,160	57,211,291	58,725,485	60,949,388	63,611,488	60,845,007	126,859,238	60,415,216
Physical environment	1,020,714	3,422,270	2,345,811	728,714	179,148	1,638,851	390,832	610,720	2,697,510	1,163,807
Transportation	12,481,951	12,117,326	13,493,390	14,799,718	14,357,357	13,506,968	12,199,626	13,101,026	21,726,970	14,483,574
Economic environment	7,961,882	7,324,538	8,322,502	5,679,667	6,110,015	8,449,753	5,592,127	5,600,703	6,754,563	5,878,907
Human services	554,740	390,769	819,536	1,379,014	1,354,828	1,342,820	1,725,801	2,020,873	2,315,594	2,186,925
Culture and recreation	7,998,869	8,282,530	8,338,572	8,758,008	10,795,803	9,697,565	9,266,636	10,437,575	17,340,821	12,296,510
Debt service:										
Principal	10,332,810	9,886,531	12,884,423	6,084,283	6,205,471	7,512,126	8,200,392	7,856,848	8,236,319	12,598,425
Interest	7,283,092	7,127,610	6,803,431	6,946,531	6,963,319	6,129,579	7,216,512	6,307,227	7,396,571	12,052,961
Finance refunding escrow	-	-	-	-	-	-	-	-	-	-
Bond and insurance costs	67,243	-	41,837	242,746	78,691	-	-	-	1,211,583	45,227
Capital outlay	17,741,445	21,958,840	18,682,145	10,242,908	19,494,913	10,296,971	38,501,041	24,878,392	13,728,239	7,314,716
Total Expenditures	135,848,640	143,012,653	146,773,712	127,505,308	143,082,614	137,406,933	165,425,766	153,486,613	246,741,674	162,900,281
Excess of revenues										
Other expenditures	(43,592,688)	(52,577,697)	(48,983,349)	(26,473,169)	(46,406,719)	(37,179,482)	(53,776,941)	(35,859,328)	(124,841,212)	(25,864,897)
Financing Sources (Uses)										
Bond issuance	9,960,000	-	14,715,000	12,435,000	18,600,000	-	10,365,000	-	214,615,000	11,473,000
Sale of Capital Assets	-	-	-	-	-	-	-	-	1,309,981	163,173
Bond premium/(discount)	-	-	-	947,278	-	-	-	-	-	-
Transfers in	67,533,715	61,955,075	59,810,683	71,442,628	63,795,920	59,041,563	75,105,237	77,418,056	78,209,629	72,597,995
Transfers out	(30,755,032)	(21,843,241)	(21,656,854)	(35,763,168)	(28,212,063)	(22,542,367)	(37,832,787)	(38,401,084)	(40,203,724)	(32,624,410)
Payments to refunded bond escrow agent	(6,230,000)	-	(14,715,000)	-	(11,925,145)	-	-	-	-	(11,427,773)
Total other financing sources (uses)	40,508,683	40,111,834	38,153,829	49,055,728	42,258,712	36,499,196	47,637,450	39,016,972	253,330,886	40,181,985
Net change in fund balances	(3,084,005)	(12,405,863)	(10,839,520)	22,582,569	(4,148,007)	(880,286)	(6,139,491)	3,157,644	129,089,674	14,317,088
Debt service as a percentage of noncapital expenditures	14.33%	13.22%	15.92%	11.22%	11.47%	10.88%	11.84%	11.08%	6.70%	15.81%

Revenue Capacity

City of Gainesville
Assessed Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended September 30	Tax Year	Real Property	Personal Property	Centrally Assessed Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Taxable Assessed Value as a Percentage of Actual Taxable Value
2012	2011	10,365,540,710	2,305,791,865	1,095,688	7,270,189,966	5,402,238,297	4.2544	12,672,428,263	42.63%
2013	2012	10,167,342,922	2,384,662,208	1,073,991	7,389,420,410	5,163,658,711	4.4946	12,553,079,121	41.13%
2014	2013	10,137,347,950	2,585,758,997	2,138,554	7,550,586,266	5,174,659,235	4.5780	12,725,245,501	40.66%
2015	2014	10,267,624,130	2,940,131,808	2,210,823	7,566,649,601	5,643,317,160	4.5079	13,209,966,761	42.72%
2016	2015	10,470,875,230	2,874,527,289	2,251,700	7,578,125,546	5,769,528,673	4.5079	13,347,654,219	43.23%
2017	2016	10,703,714,054	3,131,399,275	2,303,808	7,818,781,757	6,018,635,380	4.5079	13,837,417,137	43.50%
2018	2017	11,228,542,921	3,015,426,727	2,335,112	7,743,555,435	6,502,749,325	4.7474	14,246,304,760	45.65%
2019	2018	11,896,134,467	3,047,796,037	2,424,391	8,245,149,844	6,701,205,051	4.7474	14,946,354,895	44.84%
2020	2019	12,387,697,214	3,009,637,656	2,337,700	8,198,661,369	7,201,765,633	5.2974	15,400,427,002	46.76%
2021	2020	12,859,374,661	3,001,584,771	2,577,939	8,238,028,592	7,625,508,779	5.2974	15,863,537,371	48.07%

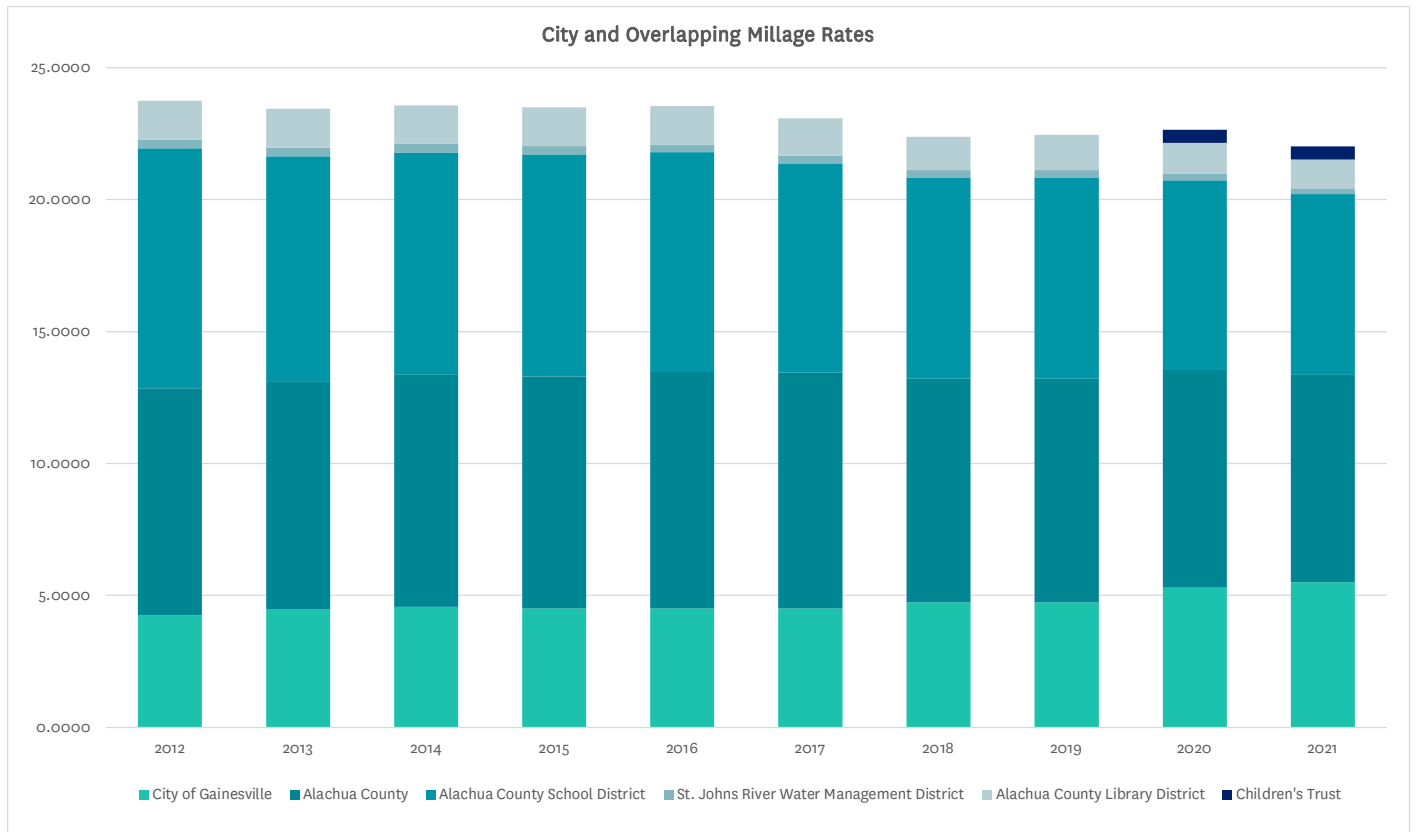
Notes:

(1) Total assessed values less exemptions

Source: Alachua County Property Appraiser, www.acpafl.org

City of Gainesville
Property Tax Rates - City and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	Tax Year	City of Gainesville	Alachua County	Alachua County School District	Overlapping Rates			Overlapping Rates
					St. Johns River Water Management District	Alachua County Library District	Children's Trust	
2012	2011	4.2544	8.5956	9.0920	0.3313	1.4790	0.0000	23.7523
2013	2012	4.4946	8.5956	8.5490	0.3313	1.4768	0.0000	23.4473
2014	2013	4.5780	8.7990	8.4020	0.3283	1.4588	0.0000	23.5661
2015	2014	4.5079	8.7990	8.4100	0.3164	1.4588	0.0000	23.4921
2016	2015	4.5079	8.9545	8.3240	0.3023	1.4538	0.0000	23.5425
2017	2016	4.5079	8.9290	7.9360	0.2885	1.4121	0.0000	23.0735
2018	2017	4.7474	8.4648	7.6250	0.2724	1.2655	0.0000	22.3751
2019	2018	4.7474	8.4648	7.6250	0.2724	1.3371	0.0000	22.4467
2020	2019	5.2974	8.2829	7.1440	0.2414	1.1825	0.5000	22.6482
2021	2020	5.5000	7.8662	6.8430	0.2189	1.0856	0.5000	22.0137



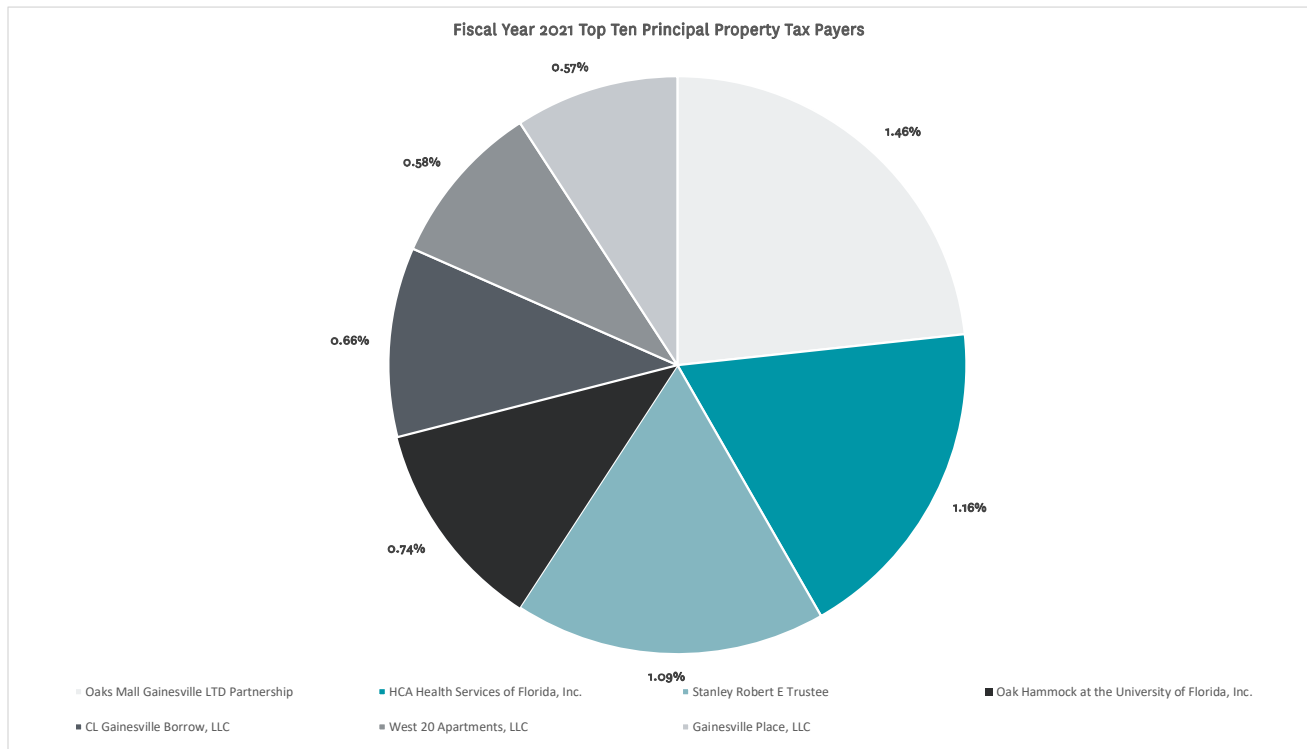
Notes:

- Millage rate is per \$1,000 assessed property value.
- Overlapping rates include those rates of other local and county governments that apply to property owners within the City.
- The City is serviced by two water management districts: St. Johns River Water Management (95%) and Suwannee River Water Management (5%). The millage rates for FY 2021 for each district were 0.2287 and 0.3696, respectively.
- The City's property tax rate is limited to a maximum millage rate of 10.0000.

Source: Alachua County Property Appraiser

City of Gainesville
Top Ten Principal Property Tax Payers in City Limits
Reporting Fiscal Year (FY 2021) and Ten Years Ago (FY 2012)

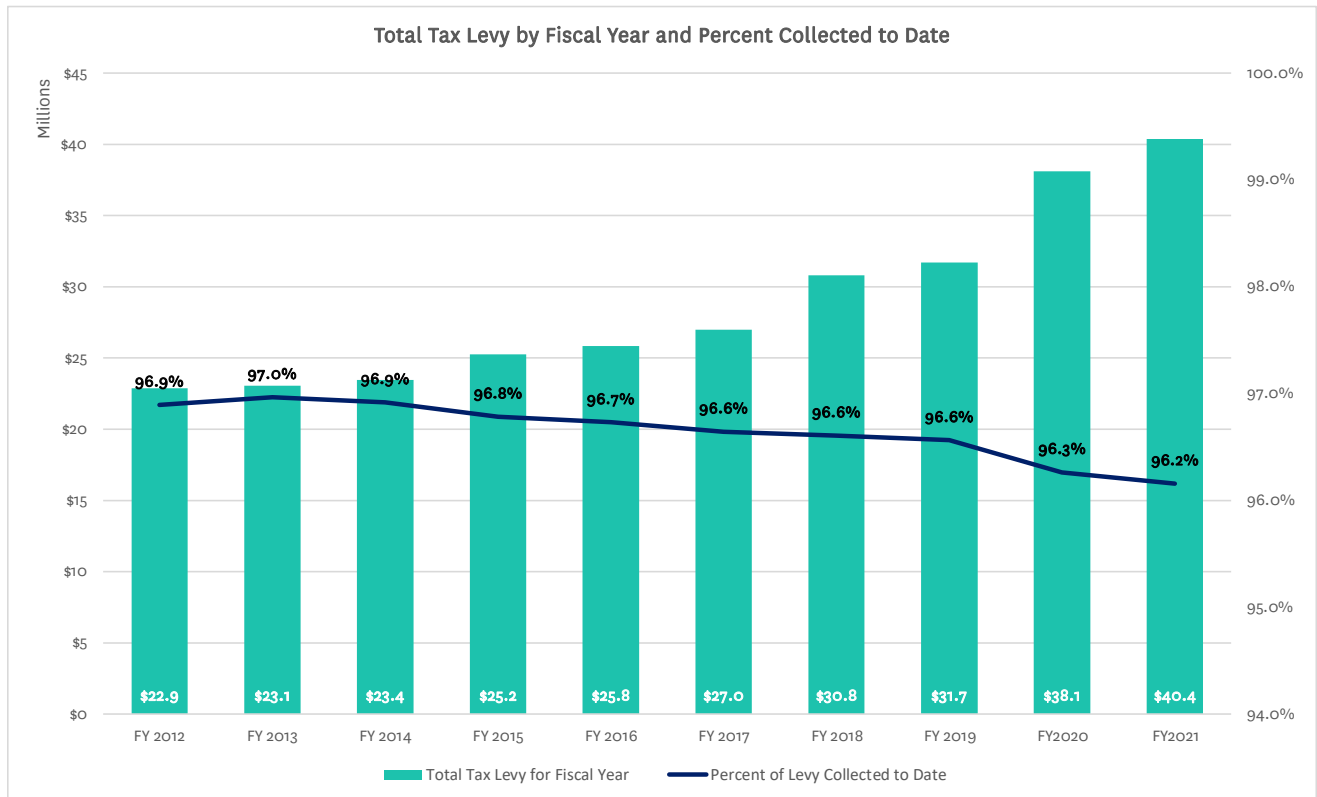
Tax Payer	Fiscal Year 2021			Fiscal Year 2012		
	Total Taxable Value		% of Total Taxable Value	Total Taxable Value		% of Total Assessed Value
LM Gainesville, LLC	\$109,551,000	1	1.57%			
Oaks Mall Gainesville LTD Partnership	\$101,860,101	2	1.46%	\$132,224,700	1	2.36%
HCA Health Services of Florida, Inc.	\$80,639,275	3	1.16%	\$66,081,200	2	1.18%
Stanley Robert E Trustee	\$76,396,785	4	1.09%			
Oak Hammock at the University of Florida, Inc.	\$51,603,001	5	0.74%	\$59,595,700	3	1.06%
CL Gainesville Borrow, LLC	\$46,397,900	6	0.66%			
West 20 Apartments, LLC	\$40,411,000	7	0.58%			
Gainesville Place, LLC	\$40,095,600	8	0.57%	\$29,841,600	9	0.53%
THP Cabana Beach Gainesville LLC	\$37,449,800	9	0.54%			
Gateway at Glades LLC	\$37,233,307	10	0.53%			
S Clark Butler Properties Land, Trust				\$44,388,600	4	0.79%
Bellsouth Telecommunication, Inc.				\$37,834,744	5	0.67%
ELPF Gainesville LLP, LIC Gainesville				\$35,260,000	6	0.63%
Inland America Lodging, Gainesville, LLC				\$33,533,600	7	0.60%
Florida Power Corp				\$32,029,632	8	0.57%
Ball Container LLC				\$27,991,410	10	0.50%
Total Top Ten Principal Property Tax Payers			8.91%	\$498,781,186	8.89%	
Total Taxable Value			\$6,980,000,000	\$5,609,091,710		



Source: Alachua County Property Appraiser, www.acpafl.org

**City of Gainesville
Property Tax Levies and Collections
Last Ten Fiscal Years**

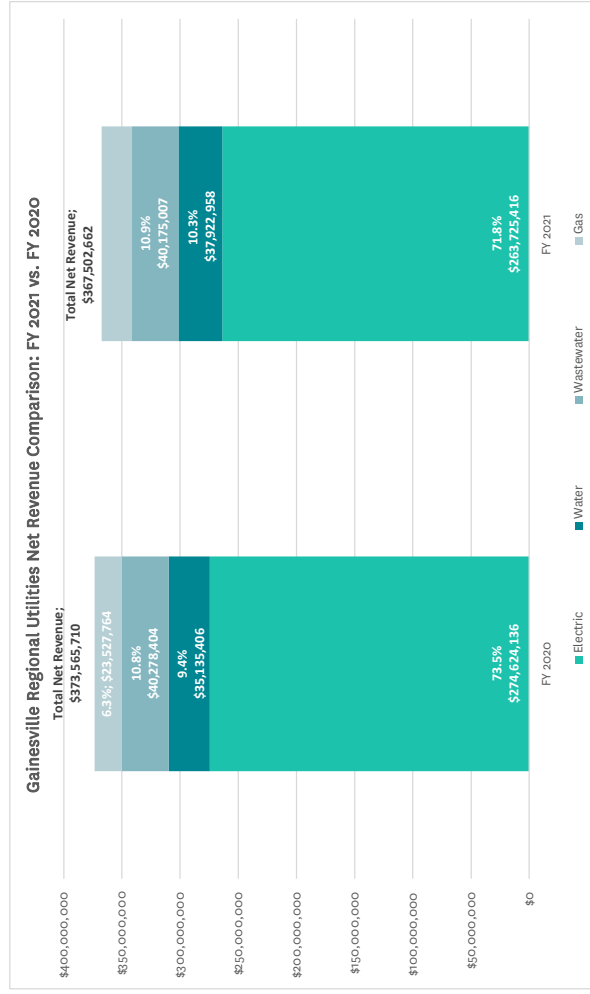
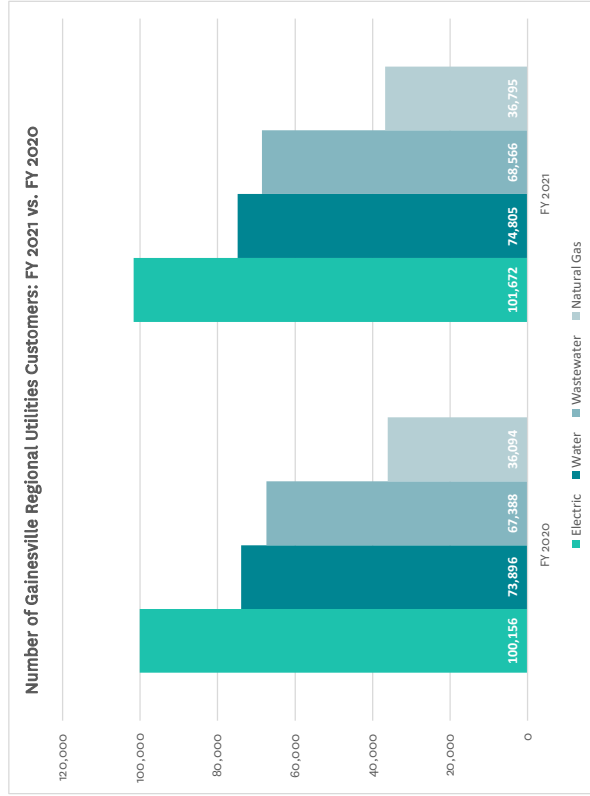
Fiscal Year Ended September 30	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2012	\$22,865,258	\$22,085,295	96.6%	\$69,599	\$22,154,894	96.9%
2013	\$23,067,142	\$22,259,404	96.5%	\$107,633	\$22,367,037	97.0%
2014	\$23,447,527	\$22,573,803	96.3%	\$151,201	\$22,725,004	96.9%
2015	\$25,244,590	\$24,342,225	96.4%	\$90,151	\$24,432,376	96.8%
2016	\$25,839,997	\$24,924,172	96.5%	\$70,859	\$24,995,031	96.7%
2017	\$26,984,760	\$26,030,596	96.5%	\$48,446	\$26,079,042	96.6%
2018	\$30,811,823	\$29,766,402	96.6%	-\$396	\$29,766,006	96.6%
2019	\$31,700,275	\$30,675,142	96.8%	-\$64,525	\$30,610,617	96.6%
2020	\$38,110,993	\$36,636,996	96.1%	\$50,042	\$36,687,038	96.3%
2021	\$40,383,182	\$38,831,631	96.2%	N/A	\$38,831,631	96.2%



Source: Alachua County Tax Collector

City of Gainesville
Gainesville Regional Utilities Base – Number of Customers and Sales Quantities
Last Ten Fiscal Years

Number of Customers	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Electric	92,461	94,907	93,719	94,473	94,795	96,272	98,172	98,161	100,156	101,672
Water	69,329	69,847	70,300	70,903	71,546	72,136	73,043	73,078	73,896	74,805
Wastewater	62,536	63,001	63,501	64,121	64,781	65,591	66,483	66,638	67,388	68,566
Natural Gas	33,264	33,465	33,780	34,152	34,496	34,942	35,389	35,622	36,094	36,795
Sales	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Electric - Residential (gigawatt hours)	754	752	772	793	819	797	822	844	845	843
Electric - Non-Residential (gigawatt hours)	945	930	942	951	978	963	989	1,151	1,088	1,091
Water - gallons (millions)	7,369	6,964	6,822	6,786	6,837	7,211	6,922	7,096	7,114	6,881
Wastewater - gallons (millions)	4,706	4,603	4,528	4,491	4,510	4,657	4,969	4,692	4,614	4,958
Natural Gas therms (millions)	18	19	21	21	20	20	23	21	21	22



Notes:

- Number of customers represents all utility customers both inside and outside City limits.
- Net revenue excludes telecommunications and includes fuel.

Source: Gainesville Regional Utilities

**City of Gainesville
Gainesville Regional Utilities Rates
Last Ten Fiscal Years**

		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Electric:											
Residential Service - Standard											
Customer Charge	per month	\$ 8.67	\$ 8.67	\$ 11.90	\$ 12.75	\$ 14.25	\$ 14.25	\$ 14.25	\$ 14.25	\$ 15.00	\$ 15.00
Energy Charge ²	per kWh										
0-250 kWh		0.03400	0.03400	0.03900	0.03100						
250-750 kWh		0.06800	0.06800	0.05000	0.04200						
over 750 kWh		0.10200	0.10200	0.09400	0.08400						
Since 2015											
0-850 kWh						0.04300	0.04300	0.04400	0.07020	0.07450	0.07450
over 850 kWh						0.06400	0.06400	0.06600	0.09300	0.09870	0.09870
Residential Service - Peak Periods											
Customer Charge	per month	17.60	17.60	17.60	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Energy Charge ²	per kWh										
On-Peak		0.13900	0.13900	0.13900	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Off-Peak		0.03500	0.03500	0.03500	n/a	n/a	n/a	n/a	n/a	n/a	n/a
General Service Non-Demand & Demand < 50 kW											
Customer Charge	per month	26.00	26.00	30.00	29.50	29.50	29.50	29.50	29.50	31.00	31.00
Energy Charge ²	per kWh										
0-1500 kWh		0.08000	0.08000	0.07600	0.06900	0.06900	0.06900	0.07000	0.09260	0.09840	0.09840
over 1500 kWh		0.10800	0.10800	0.10600	0.10000	0.10000	0.10000	0.10300	0.12320	0.13090	0.13090
Business Partner Discount Rate		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
General Service Demand - 50kW > Demand < 1000 kW											
Customer Charge	per month	50.00	50.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Demand Charge	per kW	9.25	9.25	9.25	8.50	8.50	8.50	8.50	9.50	10.15	10.15
Energy Charge ²	per kWh	0.05100	0.05100	0.04500	0.04000	0.04000	0.04000	0.04120	0.06170	0.06530	0.06530
Business Partner Discount Rate		2%	2%	2%	0%	0%	0%	0%	0%	0%	0%
Large Power Service - Demand > 1000 kW											
Customer Charge	per month	300.00	300.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
Demand Charge	per kW	9.25	9.25	9.25	8.50	8.50	8.50	8.50	9.75	10.30	10.30
Energy Charge ²	per kWh	0.04600	0.04600	0.04050	0.03600	0.03600	0.03600	0.03700	0.05770	0.06110	0.06110
Business Partner Discount Rate		2%	2%	2%	0%	0%	0%	0%	0%	0%	0%
Water:											
Residential Service											
Customer Charge ⁵	per month	8.65	8.70	9.00	9.20	9.20	9.45	9.45	9.45	9.45	9.45
Usage Charge ³	per kGal										
1,000 - 4,000		2.05	2.20	2.30	2.35	2.35	2.45	2.45	2.45	2.47	2.47
5,000 - 16,000		3.65	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.77	3.77
Over 17,000		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.04	6.04
Non-Residential Service											
Customer Charge ⁵	per month	8.65	8.70	9.00	9.20	9.20	9.45	9.45	9.45	9.45	9.45
Usage Charge	per kGal	3.65	3.75	3.80	3.85	3.85	3.85	3.85	3.85	3.87	3.87
Irrigation Service											
Customer Charge ^{4,5}	per month	8.65	8.70	9.00	9.20	9.20	9.45	9.45	9.45	9.45	9.45
Usage Charge	per kGal										
1,000 - 12,000		3.65	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.77	3.77
13,000 or more		6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.04	6.04
Non-residential		4.40	4.45	4.50	4.55	4.60	4.60	4.60	4.60	4.62	4.62
University of Florida											
Customer Charge ⁵	per month	8.65	8.70	9.00	9.20	9.20	9.45	9.45	9.45	9.45	9.45
Usage Charge	per kGal										
On-Campus		2.17	2.16	2.18	2.22	2.30	2.84	2.29	2.43	2.53	2.65
Off-Campus		3.21	3.13	2.77	2.64	2.91	3.67	2.83	3.21	3.56	3.23
City of Alachua											
Customer Charge ⁵	per month	8.65	8.70	9.00	9.20	9.20	9.45	9.45	9.45	9.45	9.45
Usage Charge	per kGal	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62
Fire Hydrant History of Monthly Charges											
Installed, Maintained, Supported											
Maintained, Supported											
Supported only (UF)											
Wastewater:											
Residential Service											
Customer Charge	per month	7.40	7.40	7.85	8.40	9.00	9.10	9.10	9.10	9.10	9.10
Usage Charge	per kGal	5.50	5.80	5.85	6.05	6.20	6.30	6.30	6.30	6.30	6.33
Residential not connected, but required to be by ordinance											
		34.9	36.4	37.1	38.65	40	40.6	40.6	40.6	40.75	40.75
Residential, on wells, flat rate											
		34.9	36.4	37.1	38.65	40	40.6	40.6	40.6	40.75	40.75
Multi-family											
Customer Charge	per month	7.40	7.40	7.85	8.40	9.00	9.10	9.10	9.10	9.10	9.10
Usage Charge- flat rate	per month	27.50	29.00	29.25	30.25	31.00	31.50	31.50	31.50	31.65	31.65
Non-Residential Service											
Customer Charge ⁵	per month	7.40	7.40	7.85	8.40	9.00	9.10	9.10	9.10	9.10	9.10
Usage Charge	per kGal	5.50	5.80	5.85	6.05	6.20	6.30	6.30	6.30	6.30	6.33

**City of Gainesville
Gainesville Regional Utilities Rates
Last Ten Fiscal Years
(Concluded)**

		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Natural Gas:											
Residential Service											
Customer Charge	<i>per month</i>	9.52	9.52	9.52	9.75	9.75	9.75	9.75	9.75	9.75	9.75
Energy Charge ¹	<i>per therm</i>	0.48300	0.47370	0.48200	0.50200	0.54000	0.63000	0.63000	0.63000	0.63000	0.63400
MGP	<i>per therm</i>	0.05050	0.05050	0.05050	0.05660	0.05660	0.05560	0.05560	0.05560	0.05560	0.05560
General Firm Service											
Customer Charge	<i>per month</i>	\$ 35.00	\$ 35.00	\$ 40.00	\$ 40.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00
Energy Charge ¹	<i>per therm</i>	\$ 0.34300	\$ 0.34300	\$ 0.34300	\$ 0.36500	\$ 0.38000	\$ 0.44000	\$ 0.44000	\$ 0.44000	\$ 0.44000	\$ 0.44260
MGP	<i>per therm</i>	\$ 0.05050	\$ 0.05050	\$ 0.05000	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560
Large Volume Interruptible Service											
Customer Charge	<i>per month</i>	\$ 375.00	\$ 375.00	\$ 375.00	\$ 375.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00
Energy Charge ²	<i>per therm</i>	\$ 0.15730	\$ 0.20394	\$ 0.20394	\$ 0.20500	\$ 0.23000	\$ 0.27000	\$ 0.27000	\$ 0.27000	\$ 0.27000	\$ 0.27120
MGP	<i>per therm</i>	\$ 0.05050	\$ 0.05050	\$ 0.05050	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560	\$ 0.05560
Liquid Propane (LP) Service											
Customer Charge	<i>per month</i>	\$ 9.52	\$ 9.52	\$ 9.52	\$ 9.75	\$ 9.75	\$ 9.75	\$ 9.75	\$ 9.75	\$ 9.75	\$ 9.75
Energy Charge ⁴	<i>per gallon</i>										
3-yr recovery		\$ 0.64513	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
5-yr recovery		\$ 0.59513	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
7-yr recovery		\$ 0.57013	\$ 0.63846	\$ 0.64676	\$ 0.66676	\$ 0.70476	n/a	n/a	n/a	n/a	n/a
> 7-yr recovery		\$ 0.52513	\$ 0.59346	\$ 0.60176	\$ 0.62176	\$ 0.65976	n/a	n/a	n/a	n/a	n/a
Basic (no recovery)		n/a	\$ 0.56346	\$ 0.57176	\$ 0.59176	\$ 0.62976	\$ 0.71976	\$ 0.71976	\$ 0.71976	\$ 0.72376	\$ 0.72376
Average Annual PGA	<i>per therm</i>										

Notes:

1 Includes \$0.06906 per therm of fuel

2 Includes 6.5 mills/kWh of fuel

3 Effective October 1, 2013; previously

2011-2012 0-7,000,7001-20,000;

Source: GRU Annual Reports

City of Gainesville
Principal Utility Revenue Contributors
Reporting Fiscal Year 2021 and Ten Years Ago

Customer	Fiscal Year 2021				Fiscal Year 2012		
	Total Payments	Rank	% of Total Utility Revenue		Total Payments	Rank	% of Total Utility Revenue
University of Florida	\$ 8,660,458	1	2.18%	\$	2,416,946	7	0.64%
Shands Teaching Hospital and Clinics	7,077,460	2	1.78%		4,020,816	5	1.07%
Alachua County School Board	6,634,942	3	1.67%		5,799,130	2	1.54%
North Florida Regional Medical CTR	5,948,378	4	1.50%		3,504,918	6	0.93%
VA Medical Center	5,728,256	5	1.44%		4,385,581	4	1.17%
City of Gainesville	4,922,085	6	1.24%		7,888,190	1	2.10%
Publix Super Markets INC	4,482,298	7	1.13%		4,478,426	3	1.19%
Alachua County Board of County Comm	3,541,202	8	0.89%		2,338,568	8	0.62%
Sivance LLC	2,422,211	9	0.61%				
Santa Fe College	1,898,513	10	0.48%		1,842,931	9	0.49%
Metal Container Corp	-		n/a		1,740,488	10	0.46%
Total	<u>\$ 51,315,803</u>		<u>12.93%</u>	\$	<u>38,415,994</u>		<u>10.21%</u>

Source: GRU Annual Reports

Debt Capacity

City of Gainesville
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Debt Presented by Governmental and Business-Type Activities								
	Governmental Activities			Business-Type Activities			Total		
	Bonds	Notes	Lease	Bonds	Notes	Lease	Primary Government	% of Personal Income	Per Capita
2012	\$125,440,277	\$20,643,225	\$517,414	\$918,731,703	\$65,337,135	\$0	\$1,130,669,754	23.99%	\$9,125
2013	\$117,168,774	\$19,326,461	\$436,681	\$923,700,771	\$64,974,623	\$0	\$1,125,607,310	23.86%	\$9,049
2014	\$92,086,614	\$32,562,746	\$352,505	\$896,179,836	\$66,181,064	\$99,410,828	\$1,186,773,593	24.55%	\$9,444
2015	\$100,957,376	\$30,991,592	\$264,740	\$924,958,029	\$70,811,880	\$977,280,085	\$2,105,263,702	42.35%	\$16,453
2016	\$93,276,839	\$38,508,036	\$173,550	\$907,065,208	\$65,189,668	\$959,678,852	\$2,063,892,153	40.90%	\$16,047
2017	\$88,616,606	\$35,650,967	\$78,141	\$888,442,387	\$64,254,397	\$941,269,071	\$2,018,311,569	38.44%	\$15,547
2018	\$84,326,481	\$42,091,460	\$0	\$1,618,098,385	\$93,000,000	\$0	\$1,837,516,326	35.34%	\$14,004
2019	\$81,461,956	\$37,907,275	\$0	\$1,789,681,008	\$4,593,326	\$0	\$1,913,643,565	35.21%	\$14,381
2020	\$301,381,768	\$41,335,977	\$0	\$1,756,835,654	\$3,448,444	\$0	\$2,103,001,843	38.89%	\$15,567
2021	\$300,141,053	\$41,495,634	\$0	\$1,846,306,439	\$3,211,487	\$0	\$2,191,154,613	35.44%	\$15,234

Debt Presented by City Government and Gainesville Regional Utilities								
Fiscal Year	City Government				Gainesville Regional Utilities			
	City Government	Gainesville Regional Utilities	Primary Government	% of Personal Income	Per Capita	% of Personal Income	Per Capita	
2012	\$ 146,600,916	\$ 984,068,838	\$ 1,130,669,754	3.11%	\$ 1,183.19	10%	\$ 3,724.04	
2013	136,931,916	988,675,394	1,125,607,310	0	1,101	10%	3,713	
2014	125,001,865	1,061,771,728	1,186,773,593	0	995	10%	3,984	
2015	132,213,708	1,973,049,994	2,105,263,702	0	1,033	19%	7,313	
2016	131,958,425	1,931,933,728	2,063,892,153	0	1,026	19%	7,273	
2017	124,345,714	1,893,965,855	2,018,311,569	0	958	17%	6,855	
2018	126,417,941	1,711,098,385	1,837,516,326	0	963	16%	6,266	
2019	119,369,231	1,794,274,334	1,913,643,565	0	897	16%	6,560	
2020	342,717,745	1,760,284,098	2,103,001,843	0	2,537	16%	6,343	
2021	341,636,687	1,849,517,926	2,191,154,613	0	2,375	15%	6,561	

Notes:

- Details regarding the City's outstanding debt may be found in the Notes to the Financial Statements.
- The debt ratios for the primary government include both General Government and Gainesville Regional Utilities. These ratios are shown separately as well to provide more meaningful information.

Sources:

- Personal income information was obtained from the Bureau of Economic Analysis
- Population figures were obtained from the Bureau of Economic and Business Research
- Customer information was obtained from GRU's Annual Report

City of Gainesville
Direct and Overlapping Governmental Activities Debt
As of September 30, 2021

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Direct and Overlapping Debt
Alachua County Board of County Commissioners			
Public Improvement Revenue Note, 2014	\$ 4,207,000	44.41%	\$ 1,868,323
Capital Improvement Revenue Note, 2015A	2,005,000	44.41%	890,418
Public Improvement Revenue Refunding Note, 2015B	8,523,000	44.41%	3,785,053
Public Improvement Revenue Refunding Note, 2016	9,615,000	44.41%	4,270,009
Public Improvement Revenue Note, 2017	1,295,000	44.41%	575,108
Public Improvement Revenue Refunding Note, 2017	1,317,000	44.41%	584,878
Local Option Gas Tax Revenue Note, 2018	10,185,000	44.41%	4,523,145
Capital Improvement Revenue Note, 2020A	3,420,000	44.41%	1,518,817
Capital Improvement Revenue Note, 2020B	4,400,000	44.41%	1,954,034
Capital Improvement Revenue Note, 2020C	12,500,000	44.41%	5,551,233
Tourist Development Tax Revenue Note, 2021AB	30,000,000	44.41%	13,322,960
School Board of Alachua County			
Bus Purchase 2020	6,305,230	39.64%	2,499,269
Certificates of Participation	122,682,196	0	48,628,801
Qualified School Construction Bonds	11,211,997	39.64%	4,444,214
Build America Bonds	3,384,016	39.64%	1,341,357
Subtotal, Overlapping Debt			\$ 95,757,619
City Governmental Activities Direct Debt			\$ 341,636,687
City Total Direct and Overlapping Governmental Activities Debt			\$ 437,394,306

City of Gainesville
Pledged Revenue Coverage
Last Ten Fiscal Years

State Guaranteed Entitlement Revenue Bonds					Gainesville Regional Utilities Revenue Bonds					
State Guaranteed Entitlement				Debt Service	Debt Service					
Fiscal Year	Revenue	Principal	Interest	Coverage	Revenues (see note 1)	Less: Operating Expenses (see note 2)	Net Available Revenues	Principal	Interest	Coverage
2012	\$1,100,340	\$770,000	\$272,683	1.0553	\$356,680,648	\$207,130,769	\$149,549,879	\$31,900,000	\$31,855,940	2.3457
2013	\$1,100,340	\$810,000	\$234,813	1.0531	\$356,409,450	\$214,466,006	\$141,943,444	\$31,900,000	\$21,964,939	2.6352
2014	\$1,100,340	\$850,000	\$194,313	1.0536	\$412,169,722	\$255,797,502	\$156,372,220	\$26,845,000	\$23,392,328	3.1127
2015	\$1,100,340	\$890,000	\$151,813	1.0562	\$439,576,909	\$270,982,823	\$168,594,086	\$49,020,000	\$22,227,180	2.3663
2016	\$1,100,340	\$935,000	\$104,088	1.0589	\$453,177,915	\$280,634,777	\$172,543,138	\$16,805,000	\$21,544,385	4.4992
2017	\$1,100,340	\$1,000,000	\$55,000	1.0430	\$473,426,619	\$331,097,206	\$142,329,413	\$23,135,000	\$38,892,441	2.2946
2018	\$1,095,000	\$255,146	\$839,854	1.0000	\$409,003,588	\$293,014,320	\$115,989,268	\$24,020,000	\$46,618,627	1.6420
2019	\$1,095,000	\$240,265	\$854,735	1.0000	\$411,774,937	\$394,817,611	\$16,957,326	\$187,910,000	\$64,300,221	0.0672
2020	\$1,095,000	\$226,260	\$868,740	1.0000	\$398,359,397	\$319,382,738	\$78,976,659	\$33,015,000	\$69,209,863	0.7726
2021	\$1,095,000	\$213,065	\$881,935	1.0000	\$418,392,840	\$332,659,224	\$85,733,616	\$27,090,000	\$65,092,695	0.9300

Notes:

(1) Gainesville Regional Utilities revenues include electric, gas, water, wastewater and telecommunications charges to customers, other utilities revenues (including fees for connection, installation and backflow prevention), rate stabilization transfers, and interest income (excluding interest income earned on construction funds).

- Includes revenue of \$249,220,553 from leaseback transaction. The coverage ratio excluding the revenue from the leaseback would be 2.42.

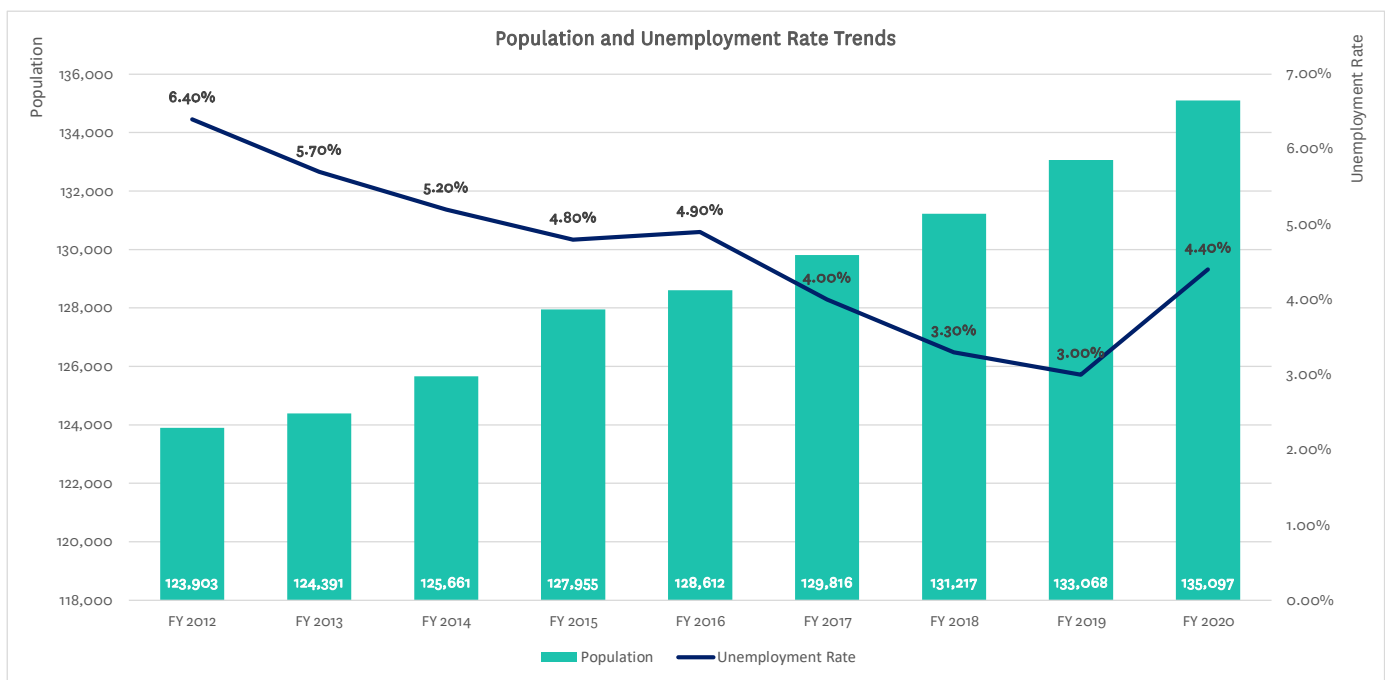
(2) Operating expenses exclude depreciation and debt service charges.

Source: Gainesville Regional Utilities Financial Statements

Demographic and Economic Information

City of Gainesville
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income	Per Capita Personal Income	Median Age (Alachua County)	Public School Enrollment (Alachua County)	Unemployment Rate
2012	123,903	9,819,000,000	79,247	30.8	27,491	6.40%
2013	124,391	10,514,601,000	84,529	25.8	27,506	5.70%
2014	125,661	10,255,284,000	81,611	25.8	27,390	5.20%
2015	127,955	10,619,747,010	82,996	25.8	27,802	4.80%
2016	128,612	10,725,944,480	83,398	25.7	27,343	4.90%
2017	129,816	11,352,822,000	87,453	26.6	26,881	4.00%
2018	131,217	11,863,698,990	90,413	31.3	28,836	3.30%
2019	133,068	11,983,398,000	90,055	33.2	29,460	3.00%
2020	135,097	11,537,300,000	85,400	31.7	29,845	4.40%
2021	143,835	12,391,060,020	86,148	31.6	29,727	3.20%

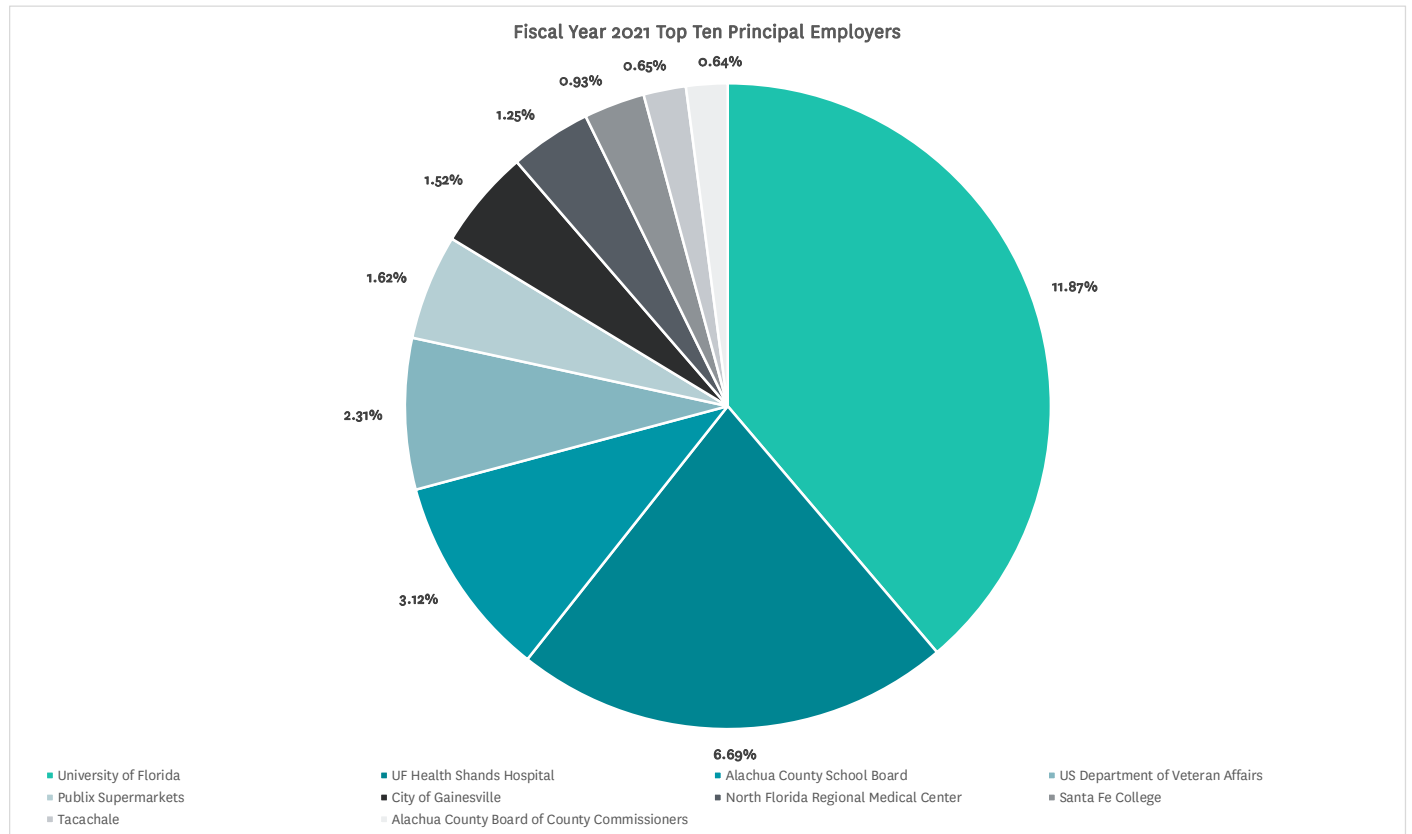


Sources:

Population: University of Florida Bureau of Economic and Business Research (calendar year basis)
 Personal Income: Bureau of Economic Analysis (calendar year basis)
 County Median Age: University of Florida Bureau of Economic Business Research (calendar year basis)
 Public School Enrollment: Alachua County School Board
 Unemployment Rate: U.S. Bureau of Labor Statistics - employment rate at September of each fiscal year

City of Gainesville
Top Ten Principal Employers
Reporting Fiscal Year (FY 2021) and Ten Years Ago (FY 2012)

Customer	Fiscal Year 2021			Fiscal Year 2012		
	Number of Employees		% of Total Labor Force	Number of Employees		% of Total Labor Force
University of Florida	17,648	1	11.87%	14,723	1	10.68%
UF Health Shands Hospital	9,944	2	6.69%	12,588	2	9.14%
Alachua County School Board	4,634	3	3.12%	4,317	3	3.13%
US Department of Veteran Affairs	3,438	4	2.31%	4,299	4	3.12%
Publix Supermarkets	2,403	5	1.62%	2,200	5	1.60%
City of Gainesville	2,265	6	1.52%	1,995	7	1.45%
North Florida Regional Medical Center	1,857	7	1.25%	1,700	8	1.23%
Santa Fe College	1,388	8	0.93%	1,300	9	0.94%
Tacachale	966	9	0.65%			
Alachua County Board of County Commissioners	947	10	0.64%	2,056	6	1.49%
				796	10	0.58%
Total of Top Ten Principal Employers	45,490		30.60%	45,974		33.36%
Total Labor Force	148,664			137,798		



Notes:

2021 data provided by Landon S. Harrar at Greater Gainesville Chamber of Commerce
9/30/21 labor force provided by u.s. bureau of labor statistics

Operating Information

City of Gainesville
Full-time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Charter Offices										
City Attorney's Office	17.00	17.00	18.00	17.00	17.00	17.00	16.00	16.00	16.00	15.00
City Auditor's Office	4.50	4.50	4.50	4.50	4.50	5.50	5.50	6.00	7.00	7.00
City Clerk	5.50	5.50	5.50	5.00	5.00	5.00	6.00	9.00	10.00	11.00
City Commission	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
City Manager	1,270.21	1,267.24	1,307.75	1,295.80	1,315.05	1,353.25	1,382.62	1,469.75	1,494.75	1,519.50
Equity and Inclusion, Office of	6.00	6.00	7.00	7.00	9.00	8.00	8.00	8.50	11.00	11.00
General Manager for Utilities	908.75	908.75	908.75	909.75	892.75	877.75	886.25	892.25	930.25	932.25
Total Full-time Equivalent	2,218.96	2,215.99	2,258.50	2,246.05	2,250.30	2,273.50	2,311.37	2,408.50	2,476.00	2,502.75
% General Government	59.0%	59.0%	59.8%	59.5%	60.3%	61.4%	61.7%	63.0%	62.4%	62.8%
The City Manager oversees the following Functions/Programs:										
General Government										
Administrative Services	4.00	4.00	4.00	3.70	3.70	3.65	0.00	0.00	0.00	0.00
Budget & Finance	37.00	37.00	37.00	37.00	36.50	38.50	40.50	42.50	40.50	42.50
City Manager's Office	7.00	7.00	7.00	6.35	6.35	10.35	10.35	10.00	9.00	8.00
Communications and Engagement	4.00	4.00	4.00	4.50	4.00	5.00	13.90	8.50	9.50	12.50
Human Resources	16.00	16.00	17.00	16.00	16.00	25.00	25.00	27.00	27.00	27.00
Risk Management	16.00	16.00	16.50	16.50	16.50	16.50	16.50	16.50	16.50	17.50
Strategic Initiatives	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	8.00	9.00
Technology and Innovation	0.00	0.00	0.00	0.00	0.00	0.00	5.00	10.00	12.00	18.00
Public Safety										
Police										
Sworn Officers	301.00	301.00	306.00	305.00	307.00	308.00	303.00	297.00	295.00	286.00
Civilians	80.00	80.00	85.00	83.00	86.00	89.00	94.00	104.00	111.00	118.75
Fire Rescue										
Sworn Officers	158.00	158.00	166.00	167.00	166.00	167.00	169.00	188.00	189.00	188.00
Civilians	7.00	7.00	8.00	7.00	8.00	7.00	10.00	9.00	9.00	12.00
Physical Environment										
Codes Enforcement	16.08	16.08	16.02	16.02	16.30	16.30	16.70	18.70	18.70	18.00
Planning & Development Services	39.50	39.50	40.50	40.50	41.50	49.50	51.00	51.00	51.50	57.00
Public Works	163.38	163.38	162.38	157.38	158.75	159.00	164.00	155.00	166.50	165.00
Facilities Management	48.38	48.38	22.00	22.00	22.00	23.00	24.00	31.00	31.00	31.00
Transportation										
Fleet Management	0.00	0.00	25.38	25.38	25.00	26.00	26.00	29.00	29.00	29.00
Regional Transit System	272.50	269.50	289.50	289.50	296.50	298.50	304.25	303.00	307.00	307.00
Transportation & Mobility	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	27.00	27.00
Economic Environment										
Housing and Community Development	1.57	1.60	1.57	2.00	1.57	1.57	1.13	1.13	1.13	1.13
Community Development Block Grant	8.30	8.30	8.41	7.98	8.13	8.13	8.17	8.17	8.17	10.87
Gainesville Community Reinvestment Area	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
Economic Development	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	0.00	0.00
Office of Capital Asset Planning and Economic Resilience	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00
Culture & Recreation										
Parks, Recreation and Cultural Affairs	78.50	78.50	79.50	77.00	83.25	89.25	88.13	115.25	117.25	120.25

Notes:

- In FY18 the Administrative Services Department was restructured, moving the FTEs to into Strategic Initiatives.
- The Office of Capital Asset Planning and Economic Resilience was created in FY21

Source: Department of Financial Services and Gainesville Regional Utilities

City of Gainesville
Operating Indicators by Functional Department
Last Ten Fiscal Years

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY2021
Budget & Finance Department - Purchasing										
Dollar amount of purchasing card expenditures	\$4,167,550	\$4,450,648	\$4,139,136	\$4,159,386	\$4,491,334	\$4,364,407	\$4,308,507	\$5,377,610	\$5,401,950	\$4,341,652
Number of purchasing card transactions	14,917	15,191	14,586	15,888	17,341	16,227	16,011	17,716	14,707	12,369
Average number of days for a formal bid process	53	53	45	45	45	45	45	45	45	45
Fire & Rescue Department - Fire & EMS										
Total incidents per 1,000 population served	114.30	118.01	143.92	147.66	147.79	143.43	145.70	142.50	136.29	147.00
Total Non-EMS incidents per 1,000 population served	23.15	24.74	17.19	17.84	28.34	26.37	24.18	24.00	22.95	24.50
Total arson incidents per 10,000 population served	1.13	1.29	1.84	1.02	1.02	0.77	1.16	0.15	0.11	0.02
90th percentile Turnout Time for Fire Apparatus to EMS Incidents (minutes : seconds)	1:18	1:27	1:34	1:21	1:15	1:20	1:21	1:13	1:12	1:13
90th percentile Turnout Time for Fire Apparatus to Building Fires (minutes : seconds)	1:27	1:28	1:41	1:34	1:31	1:32	1:31	1:22	1:24	1:20
90th percentile Travel Time for Fire Apparatus to EMS Incidents (minutes : seconds)	7:04	7:47	6:37	6:42	6:50	6:40	6:38	6:40	6:45	6:43
90th percentile Travel Time for First Arriving at Building Fires (minutes : seconds)	6:20	6:33	6:24	5:59	5:26	5:21	5:22	5:51	5:25	6:06
Housing and Community Development Department										
Homes purchased or constructed (see Note 2)	26	12	8	14	14	15	13	12	0	8
Heartwood Subdivision - New Construction	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	11
Properties rehabilitated (see Note 2)	48	40	30	28	13	16	22	30	14	6
Families served through housing programs (see Note 2)	397	344	210	175	164	263	203	292	143	245
Coronavirus Relief Fund (CRF) Utility, Rent and Mortgage Program	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	220
GNVCares Utility, Rent and Mortgage Program	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	423	n/a
Police Department										
Police 911 calls received	137,943	132,229	121,872	157,685	162,375	161,201	160,867	92,762	89,542	93,728
Part I violent crimes reported per 1,000 population	7.33	6.37	6.56	6.64	7.00	7.33	6.88	6.98	7.71	8.37
% of Part I violent crimes cleared	62.2%	64.6%	63.8%	76.4%	66.9%	55.5%	65.7%	42.7%	45.6%	42.2%
Part I property crimes reported per 1,000 population	42.08	40.88	37.70	34.88	38.51	36.81	36.97	35.41	31.81	28.49
% of Part I property crimes cleared	30.4%	31.2%	31.1%	36.5%	32.6%	20.7%	29.2%	26.6%	18.2%	14.0%
Injury-producing traffic accidents per 1,000 population	6.80	11.21	6.77	14.23	7.63	8.07	9.23	12.63	14.67	16.50
Traffic fatalities per 1,000 population	0.07	0.02	0.08	0.11	0.12	0.12	0.11	0.12	0.10	0.12
Moving violation citations issued per 1,000 population	214.18	208.44	198.72	159.43	117.31	179.89	153.75	56.26	58.22	54.32
Driving Under the Influence (DUI) arrests per 1,000 population	2.50	2.93	2.38	2.37	1.40	1.76	1.83	0.84	0.59	0.39
Public Works Department - Sanitation: Refuse & Recycling										
Average accounts served per on-route hour	133	133	139	136	134	101	126	100	109	123
Tons of refuse collected & disposed	19,856	20,081	20,522	20,827	20,679	20,688	20,679	19,751	24,174	22,121
Tons yard waste collected & composted	8,325	8,576	9,079	9,127	9,886	8,612	9,176	8,471	11,255	8,880
Tons recycling materials collected	4,795	4,912	5,043	4,809	4,833	4,964	4,912	5,056	5,390	4,796
Complaints per 1,000 accounts	50	54	119	120	156	156	138	149	176	341
Transportation & Mobility Department - Fleet Operations										
Average age of police vehicles (months)	49	53	49	48	54	58	46	45	59	60
Average age of fire apparatus (months)	79	120	128	102	101	95	99	112	103	118
Hours billed as a percentage of hours available	82.7%	80.3%	78.0%	83.0%	86.0%	84.0%	85.0%	78.6%	74.5%	77.6%
No. of work orders completed - police vehicles	1,362	1,220	1,243	1,159	1,246	1,179	1,195	1,618	1,411	781
No. of work orders completed - fire apparatus	160	174	190	213	217	236	214	360	305	186
Total vehicle and heavy equipment work orders	8,243	8,175	9,397	8,262	7,937	7,720	7,973	7,559	6,667	3,868
Transportation & Mobility Department - Highway and Road Maintenance										
Number of potholes repaired	2,630	2,360	6,094	4,609	1,358	1,279	2,835	1,478	583	1,891
% lane miles assessed as satisfactory or better	73.7%	72.0%	75.0%	74.0%	73.7%	73.7%	73.7%	75.0%	73.0%	n/a
Number of linear miles swept	13,668	14,337	14,337	13,894	13,894	3,473	14,042	4,007	4,427	3,917
Gainesville Regional Utilities										
Electric - Residential customers	82,039	82,440	83,117	83,796	85,229	86,952	86,952	86,917	88,214	89,482
Electric - Commercial & Industrial customers	10,422	10,467	10,602	10,677	11,043	11,220	11,220	11,244	11,942	12,190
Water customers	69,329	69,847	70,300	70,903	72,136	73,043	73,043	73,078	73,896	74,805
Wastewater customers	62,536	63,001	63,501	64,121	65,591	66,483	66,483	66,638	67,388	68,566
Natural Gas customers	33,264	33,465	33,780	34,152	34,942	35,389	35,389	35,622	36,094	36,795

Notes:
(1) In 2011 the Fire department adopted a new reporting software for tracking operational indicators using the 90th percentile. The 90th percentile is the performance baseline that indicates that 90% of the performance occurs below an indicated amount of time.

(2) Due to the impacts of the COVID-19 pandemic, many Housing and Community Development funding sources were reallocated to emergency assistance programs, such as the GNVcares About Neighbors and Coronavirus Relief Fund (CRF) Utility Assistance programs. As a result of the reassignment of funding and staffing within the Housing and Community Development Division to meet these programmatic needs, the annual housing program numbers are lower than typical for fiscal year 2020. During fiscal year 2020, Housing and Community Development served 423 families through the CRF Utility Assistance Program.

Sources: City Departments and Gainesville Regional Utilities

City of Gainesville
Capital Asset Statistics by Functional Department
Last Ten Fiscal Years

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Fire Department - Fire & EMS										
Total number of fire apparatus	14	14	14	15	17	21	21	24	22	24
Average age of fire apparatus (in months)	79	120	128	102	101	95	95	112	113	118
Average annual mileage per fire apparatus	8,561	8,244	7,819	7,521	7,306	7,053	7,106	4,811	5,932	6,386
Number of fire stations	8	8	8	8	9	9	9	9	9	9
Parks and Recreation Department										
Park acres per 1,000 population	21.64	21.55	21.34	27.13	27.06	25.58	25.50	26.99	26.62	26.24
Total park acres (see note 1)	2,681	2,681	2,681	3,471	3,481	3,321	3,346	3,591	3,596	3,596
Number of Recreation/community centers	8	8	8	8	8	8	8	10	10	10
Number of Athletic fields	36	36	24	24	24	24	24	31	31	31
Number of Play structures	98	98	96	96	96	96	96	96	97	97
Number of Tennis courts	23	23	23	23	23	23	23	23	23	23
Number of Basketball courts	23	23	23	23	23	23	23	25	29	20
Number of Swimming pools	3	3	3	3	3	3	3	3	3	3
Miles of bike, walking, and hiking trails (see note 2)	50.9	50.9	51.0	52.4	52.4	31.4	31.4	39.5	39.5	39.5
Police Department										
Number of police vehicles - marked	232	222	239	238	250	265	265	251	245	239
Average age of police vehicles (in months)	49	53	49	48	54	58	58	45	53	60
Average annual mileage per police vehicle	10,783	9,180	9,411	8,396	7,764	7,070	7,268	6,960	6,684	6,979
Transportation & Mobility Department - Fleet Operations										
<i>Light vehicles:</i>										
Number	574	670	877	1,330	1,330	1,314	1,314	972	987	909
Number using alternative fuel	52	136	172	216	301	309	309	11	11	11
Average age (in months)	73	79	86	103	96	106	106	111	108	111
<i>Medium-duty vehicles:</i>										
Number	120	122	127	180	172	178	176	206	212	58
Average age (in months)	91	98	101	103	112	121	116	137	133	95
<i>Heavy-duty vehicles:</i>										
Number	96	46	47	48	58	46	46	132	122	128
Average age (in months)	78	72	88	99	95	112	112	129	132	132
<i>Heavy equipment:</i>										
Number	18	75	90	18	17	23	20	20	30	220
Average age (in months)	121	172	130	149	145	138	136	108	104	144
Transportation & Mobility Department - Highway and Road Maintenance										
Total paved lane miles maintained	777	857	778	789	789	789	789	789	789	810
Traffic Signals within City Limits (see note 3)	n/a	n/a	n/a	173	175	177	180	180	181	181
Transportation & Mobility Department - Regional Transit System										
Number of buses	116	123	123	128	128	131	131	136	136	134
Number of buses using alternative fuel	0	0	0	0	0	0	0	0	0	4
Average age of buses (in months)	77	89	98	107	106	130	123	123	132	126
Gainesville Regional Utility										
<i>Electricity:</i>										
Combined system net capability (megawatts)	610	532	523	525	521	525	525	598	635	635
Distribution - overhead (circuit miles)	568	567	564	562	560	558	562	562	552	553
Distribution - underground (circuit miles)	846	850	852	857	866	871	857	857	898	902
Number of Distribution substations	11	11	11	11	11	10	10	10	10	11
<i>Natural Gas:</i>										
Distribution mains (miles)	752	758	766	774	781	789	774	774	805	814
Number of Delivery points	5	6	6	6	6	6	6	6	6	6
<i>Water:</i>										
FDEP permitted treatment capacity (mgd)	54	54	54	54	54	54	54	54	54	54
Storage capacity (million gallons)	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5
Consumptive Use Permit (mgd)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Distribution mains (miles)	1,128	1,130	1,139	1,141	1,141	1,169	1,145	1,145	1,145	1,170
Number of Supply wells	16	16	16	16	16	16	16	15	15	15
<i>Wastewater:</i>										
Gravity mains (miles)	629	630	631	633	636	661	634	634	673	673
Force mains (miles)	139	139	139	140	142	153	141	141	153	153
Number of Lift stations	165	165	165	167	168	170	168	168	170	170
Treatment capacity (million gallons per day)	22.4	22.4	22.4	22.4	22.4	22.4	22.4	22.4	22.4	22.4
<i>GRUCOM:</i>										
Fiber optic cable (miles)	420	449	438	473	513	528	528	526	559	583
Maximum bandwidth (2.5 gigabits/second)*10gbs	OC-192	OC-192	OC-192	OC-192	OC-192	OC-192	OC-192	OC-192	OC-192	OC-192
Number of On-net locations	503	523	555	577	625	752	752	752	752	767

Notes:
(1) Park acreage changes: In 2017, Park acreage decreased by 200 acres due to the Wacahoota property disposition, increased by 36 acres with the addition of Colclough Pond and increased 3.5 acres due to the addition of 29th Road. In 2018, acreage increased by 23.39 and 2.16 acres with addition of Forest Park and Northside Park, respectively. In 2019, acreage increased by 245 acres due to addition of Four Creeks Preserve. In 2020, acreage 2020 increased by 4.64 acres due to the addition of Smokey Bear Park.
(2) Miles of trail does not include approximately 71 miles of paved multi-use trails within the City.
(3) Data prior to FY 2015 for traffic signals not available.

Sources: City Departments and Gainesville Regional Utility

SINGLE AUDIT SECTION

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

Honorable Mayor and City Commissioners
City of Gainesville, Florida

We have examined the City of Gainesville's (the City) compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management of the City is responsible for compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements 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 City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021.

This report is intended solely for the information and use of the Honorable Mayor and City Commissioners, management, and the State of Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.



December 6, 2022
Gainesville, Florida

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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**

Honorable Mayor and City Commissioners
City of Gainesville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the remaining fund information of City of Gainesville, Florida (the City) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 6, 2022. Our report includes a reference to other auditors who audited the financial statements of the Utility, as described in our report on the City's financial statements. This report does not include the results of the other auditor's testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

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

Our consideration of internal control was for the limited purpose described in the preceding paragraph 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. However, as described in the accompanying schedule of findings and questioned costs, we did identify certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable

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possibility that a material misstatement of the entity's financial statements will not be prevented, or detected, and corrected on a timely basis. We consider the deficiencies described in the accompanying schedule of findings and questioned costs as items 2021-01 and 2021-02 to be material weaknesses.

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. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2021-03 to be a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement. 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*.

City's Response to Findings

The City's response to the findings identified in our audit is described in the accompanying management's response. The City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



December 6, 2022
Gainesville, Florida

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
SEPTEMBER 30, 2021

Federal Grantor/Program Title	Assistance Listing Number	Contract/Grant No.	Expenditures	Program Total	Cluster Total	Federal Amount Provided to Subrecipients
U.S. Department of Agriculture						
Gainesville Pilot Composite	10,935	NR203A750027Co14	\$ 12,290			
U.S. Department of Housing & Urban Development						
Community Development Block Grant - Entitlement Program	14,218	B-16-21/MC-12-0007	705,513			\$ 70,105
COVID-19 Community Development Block Grant	14,218	B-16-21/MC-12-0007	617,678	\$ 1,323,191		
Total Housing & Urban Development Cluster (14,218)					\$ 1,323,191	
HOME Investment Partnership Grant	14,239	M-15-21/MC-12-0206	167,692			7,500
U.S. Department of Justice						
COVID-19 Coronavirus Emergency Supplemental Funding Program	16,034	2020-VD-BX-0989	174,890			
2018 Internet Crimes Against Children	16,543	2018-MC-FX-K050	305,906			
OWV FY15 Grants To Encourage Arrest Policies and Enforcement of Protection Orders	16,590	2015-WE-AX-0033	146,604			
Law Enforcement Mental Health and Wellness Act	16,710	2020-MH-WX-K012	4,675			
GPD FIBRS Implementation	16,734	2020-NCSX-ALAC-1-D6-003	35,924			
Edward Byrne Memorial Justice Assistance:						
Edward Byrne Memorial Justice Assistance - FY17	16,738	2017-DJ-BX-0930	18,000			
Edward Byrne Memorial Justice Assistance - FY18	16,738	2018-DJ-BX-0799	58,340			
Edward Byrne Memorial Justice Assistance - FY19	16,738	2019-DJ-BX-0845	77,355			
Passed Through Florida Department of Law Enforcement:						
Automatic License Plate Recognition (ALPR)	16,738	2020-JAGC-ALAC-4-Y5-122	16,752			
FY2020 Bold Grant	16,738	2020-JAGC-ALAC-3-Y5-121	221			
FY2020 Edward Byrne Memorial Justice Assistance	16,738	2020-JAG-DIRECT MOU	5,880	176,548		
Federal Equitable Sharing Proceeds	16,922	N/A	198,156			
US Marshalls Regional Fugitive Task Force	16,XXX	MOU	714			
DEA Overtime Reimbursement	16,XXX	MOU	20,663			

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
SEPTEMBER 30, 2021
(Continued)

Federal Grantor/Program Title	Assistance Listing Number	Contract/Grant No.	Expenditures	Program Total	Cluster Total	Federal Amount Provided to Subrecipients
U.S. Department of Transportation						
Federal Transit Formula Grants:						
FY13 Urbanized Area Formula Grant - Revised Apportionment	20.507	FL-2018-032-00	\$ 83,321			
FY17 Urbanized Area Formula Grant	20.507	FL-2018-009-00	1,293,158			
FY18 Urbanized Area Formula Grant	20.507	FL-2018-094	836,940			
FY19 Urbanized Area Formula Grant	20.507	FL-2019-091	2,014,866			
FY20 Urbanized Area Formula Grant	20.507	FL-2020-108	1,564,264			
COVID-19 FY20 Section 5307 CARES Act Funds	20.507	FL-2020-030	11,288,602	\$ 16,881,151		
Buses and Bus Facilities Formula Program:						
FY17 - Low or No-Emission Vehicle	20.526	FL-2018-041-00	718,636			
FY19 - Low or No-Emission Vehicle	20.526	FL-2019-089-00	1,000,000			
FY20 - Section 5339 Capital Assistance	20.526	FL-2020-005-00	30,800			
FY20 - Capital Assistance Grant	20.526	FL-2020-110-00	505,271			
FY21 - Sec. 5310 -ADA Capital Assistance	20.526	FL-2021-012-00	5,000	2,259,707		
Total Federal Transit Cluster (20.507, 20.526)				\$ 19,140,858		
Passed Through Florida Department of Transportation:						
Highway Planning and Construction:						
LAP - PD&E Study SW 62nd Blvd/4 - Lane Arterial Connector	20.205	211365-6-28-01-03	624			
LAP - PD&E NW 19th Ln Bike Lane and Sidewalks	20.205	GOJ57/437333-1-38-02	303,642			
LAP - PD&E SW Williston Rd to SW 35th Place	20.205	GOJ43/433989-1-38-02	53,341			
NE 18th Ave - Metcalfe Sidewalk	20.205	GOJ36/439495-1-38-01	157,464			
LAP - SW 27th St. Bike Path/Trail	20.205	G1405/433989-1-68-02	751			
LAP - SW 62nd Blvd Connector	20.205	G1A85/211365-1-38-01	90,293	606,115		
Total Federal Transit Cluster (20.205)				606,115		
Formula Grants for Rural Areas and Tribal Transit Program:						
COVID-19 FY20 - Section 5311 CARES Act	20.509	G1M45/447445-1-84-01	47,277			
Enhanced Mobility of Seniors and Individuals with Disabilities:						
NOGA Sec. 5310 - ADA Capital Assistance	20.513	435210-8-93-07	68,627			
FY18/19 - Enhanced Mobility for Seniors & Individuals with Disabilities	20.513	G1694/442577-1-84-02	5,905	74,532		
Total Federal Transit Cluster (20.513)				74,532		
State and Community Highway Safety:						
FY20 Motorcycle/Scooter Safety and Education Program	20.600	G1E15/MC-20-10-06	1			
FY20 Distracted Driver Program Protection	20.600	G1D72/DD-20-04-06	414			
FY21 Motorcycle/Scooter Safety and Education Program	20.600	G1Q57/MC-2021-00238	15,180			
FY21 Distracted Driver Program Protection	20.600	G1R48/DD-2021-00241	843			
FDOT High Visibility Enforcement Program	20.600	G1B36 433144-1-8404	33,334	49,772		
National Priority Safety Programs:						
FY21 Safe Gator	20.616	G1S62/M5HVE-2021-00240	3,653			
Total Federal Transit Cluster (20.600, 20.616)					53,425	

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
SEPTEMBER 30, 2021
(Continued)

Federal Grantor/Program Title	Assistance Listing Number	Contract/Grant No.	Expenditures	Program Total	Cluster Total	Federal Amount Provided to Subrecipients
U.S. Department of the Treasury						
Passed Through Florida Housing Finance Corporation:						
COVID-19 Coronavirus Aid, Relief and Economic Security Act (CARES Act)	21.019	Y2273	\$ 2,068,157			
COVID-19 Coronavirus Relief Funds	21.019	118-2020	550,553 \$	2,618,710		
National Science Foundation						
Computer and Information Science and Engineering:						
Smart and Connected Communities	47.070	1922782	54,099			
Executive Office of the President - Office of National Drug Policy						
High Intensity Drug Trafficking Areas (HIDTA) Program:						
Passed Through St. Johns County Sheriff's Office:						
Highway Interdiction	95.001	G15/16NF0001A	2,959			
Passed Through Alachua County Sheriff's Office:						
Cadet Initiative	95.001	G17NF0001A	7,642	10,601		
Department of Homeland Security - Federal Emergency Management Agency						
Passed Through State of Florida:						
Division of Emergency Management:						
Disaster Grants - Public Assistance						
Hurricane Irma Disaster Declaration (GRU)	97.036	Z0767/4337DR	407,361			
Department of Homeland Security						
Passed Through Florida Department of Emergency Management:						
HazMat Sustainment and Maintenance Equipment	97.067	R0181/EMW-2020-SS-0035-S01	2,854			
HazMat Sustainment and Maintenance Equipment	97.069	R0040/EMW-2019-SS-00049	7,608			
Staffing for Adequate Fire and Emergency Response (SAFER)	97.083	EMW-2017-FH-00344	754,022			
Total Expenditures of Federal Awards			\$ 26,344,715			

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
SEPTEMBER 30, 2021
(Concluded)

State Grantor/Program Title	State CSFA Number	Contract/Grant No.	Expenditures	Program Total
Florida Department of Environmental Protection				
Florida Springs Grant Program - Oakmont Reclaimed				
Water Main Extension, Phase 3	37.052	LP6103N	\$ 153,352	
Groundwater Recharge Wetland	37.100	WS004	976,808	
Florida Housing Finance Corporation				
SHIP 2017 - 2020	40.901	N/A	107,843	
Department of State				
Division of Cultural Affairs General Program Support	45.061	20.C.PS.114.496	23,716	
Department of Transportation				
FY19/20 Commuter Assistance Program / Ride Share	55.007	G1B19/445622-1-84-19	60,133	
Public Transit Block Grant - FY 20/21	55.010	G1T61/411757-1-84-21	2,293,387	
Public Transit Service Development Program:				
FY17/18 Autonomous Bus	55.012	G0270/43307-6-1-84-01	554,188	
FY17/18 - Route 800	55.012	G0R17/441839-1-84-18	-	
FY17/18 - Route 33	55.012	G1803/441702-1-84-19	174,279	
FY17/18 - Route 601	55.012	G1786/445133-1-84-19	63,496	
FY17/18 - Holiday Bus Service	55.012	G1785/439977-1-84-19	15,723	
FY18/19 - Route 800	55.012	G1784/441839-1-84-19	20,373	
FY19/20 - Route 150	55.012	G1K01/445967-1-84-20	54,983	
FY21 Autonomous Vehicle Phase 2	55.012	G1U96/433076-1-84-02	219,578	1,102,620
Total Expenditures of State Awards			<u>\$ 4,717,859</u>	

**NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND
STATE FINANCIAL ASSISTANCE
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021
CITY OF GAINESVILLE, FLORIDA**

Note 1 - Significant Accounting Policies

The accompanying schedule of expenditures of federal awards and state financial assistance includes the federal and state grant activity of the City of Gainesville, Florida and is presented in accordance with the requirements of 2 CFR Part 200 *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* and the *Florida Single Audit Act*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. The schedule is prepared using the modified accrual basis of accounting.

Note 2 - Sub Recipients

The City provided federal awards to sub recipients as follows:

	<u>Federal Assistance Listing No.</u>		
Community Development Block Grant – Entitlement Program	14.218	\$	70,105
Sub Recipients:			
Black on Black Crime Task Force			
Elder Care of Alachua County, Inc.			
Family Promise of Gainesville, Florida			
Gardenia Garden, Inc.			
Girl Scouts of Gateway Council, Inc.			
Girls Place, Inc.			
Helping Hands Clinic, Inc.			
St. Francis House, Inc.			
Star Center			
HOME Investment Partnership Grant	14.239	\$	7,500
Sub Recipients:			
Alachua Habitat for Humanity, Inc.			
Central Florida Community Action Agency			

Note 3 - Indirect Costs

The City has not elected to use the 10% de minimis cost rate as covered in the 200.414 indirect (F&A) costs.

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND STATE PROJECT AND REPORT ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM
GUIDANCE AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL**

Honorable Mayor and City Commissioners
City of Gainesville, Florida

Report on Compliance for Each Major Federal Program and State Project

We have audited the City of Gainesville, Florida's (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* and the Department of Financial Services' *State Projects Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs and state projects for the year ended September 30, 2021. The City's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal and state statutes, regulations, and the terms and conditions of its federal awards and state assistance applicable to its federal programs and state projects.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs and state projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance 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; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, *Rules of the Auditor General*. Those standards, the Uniform Guidance, and Chapter 10.550, *Rules of the Auditor General*, require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program or state project occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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Honorable Mayor and City Commissioners
City of Gainesville, Florida

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND STATE PROJECT AND REPORT ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM
GUIDANCE AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL**

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program and state project. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program and State Project

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2021.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program and state project to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and state project and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance 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 compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND STATE PROJECT AND REPORT ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM
GUIDANCE AND CHAPTER 10.550, *RULES OF THE AUDITOR GENERAL***

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*. Accordingly, this report is not suitable for any other purpose.



December 6, 2022
Gainesville, Florida

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021
CITY OF GAINESVILLE, FLORIDA**

Part I – Summary of Auditor’s Results

- 1) The auditor’s report on the basic financial statements contained unmodified opinions.
- 2) The audit disclosed material weaknesses and significant deficiencies in internal control over financial reporting.
- 3) No instances of noncompliance considered material to the financial statements were disclosed by the audit.
- 4) The audit did not report significant deficiencies or disclose material weaknesses in internal control over the major federal programs and state projects.
- 5) The auditor’s report on compliance for the major federal programs and state projects was unmodified.
- 6) The audit did not disclose findings relative to the major federal programs and major state projects.
- 7) The City’s major programs/projects were:

<u>Federal Programs</u>	<u>CFDA No.</u>
Community Development Block Grant Cluster:	
CDBG – Entitlement Program	14.218
Federal Transit Cluster:	
Federal Transit Formula Grants	20.507
Bus and Bus Facilities Formula Program	20.526
Coronavirus Aid, Relief and Economic Security Act (CARES)	21.019
 <u>State Projects</u>	 <u>CSFA No.</u>
Groundwater Recharge Wetland Program	37.100
Public Transit Block Grant Program	55.010
Public Transit Service Development Program	55.012

- 8) A threshold of \$790,341 was used to distinguish between Type A and Type B programs for federal programs and \$750,000 was used for state projects.
- 9) The City did not qualify as a low-risk auditee as that term is defined in the Uniform Guidance.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021
CITY OF GAINESVILLE, FLORIDA

Part II – Financial Statement Findings

■ **2021-01 Bank Reconciliations (Material Weakness) (2018-01)**

Condition: Bank reconciliations were not completed on a timely basis during fiscal year 2021. Additionally, during the audit and upon reconciliation of cash by the City, a significant number of adjustments were necessary to correct cash balances as of September 30, 2021.

Criteria: Timely and accurate bank reconciliations are a key component of internal control over multiple financial reporting processes, including cash receipting, cash disbursements, and payroll functions, as one of the means of detecting potential errors or irregularities.

Effect: Lack of timely and accurate bank reconciliations could result in errors or irregularities not being detected in a timely basis.

Recommendation: We recommend the City implement procedures to ensure that all bank accounts are reconciled within the following month, and that any identified discrepancies be properly investigated and corrected.

■ **2021-02 Financial Close and Reporting (Material Weakness) (2018-02)**

Condition: The City once again experienced significant turnover within its finance department. Additionally, a new enterprise resource planning (ERP) system was implemented nine months into the fiscal year under audit. As a result, commencement of the audit was delayed for several months, with most audit areas still requiring significant adjustments. Approximately 90 journal entries, either identified by the City or as a result of audit procedures, were posted after the trial balance was provided in July 2022.

Criteria: Financial close and reporting processes should be in place to ensure that trial balances used to prepare financial reports are accurate and complete. Further, internal controls over financial reporting should be designed to allow management or employees to prevent, or detect and correct, material misstatements on a timely basis.

Effect: The City did not have timely accurate financial reports during the year.

Recommendation: We recommend that management establish and formally document a well-defined process for financial reporting, including overall timing, methodology, format, and frequency of analyses.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021
CITY OF GAINESVILLE, FLORIDA

■ 2021-03 Schedule of Expenditures of Federal Awards and State Financial Assistance (Significant Deficiency) (2020-03)

Condition: During the audit, we identified approximately \$11 million of federal grant expenditures that were excluded from the Schedule of Expenditures of Federal Awards and State Financial Assistance (SEFA).

Criteria: Per Uniform Guidance, Section 200.510(b), the auditee must prepare a Schedule of Federal Awards for the period covered by the auditee's financial statements which must include total Federal Awards expended as determined in accordance with Section 200.502.

Effect: Errors in the SEFA affect the accuracy of information reported to the City's grantors. In addition, accurate major program determination by the auditor is dependent upon the accuracy and completeness of the information included in the SEFA.

Recommendation: We recommend management review the SEFA to ensure all information is accurate and complete, and reconcile grant expenditures to the general ledger.

Part III – Findings and Questioned Costs – Federal Programs and State Projects

None reported.

MANAGEMENT LETTER

Honorable Mayor and City Commissioners
City of Gainesville, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Gainesville, Florida (the City), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated December 6, 2022. Our report on the basic financial statements included a reference to the report of other auditors who issued separate communications relative to Gainesville Regional Utilities.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance); and Chapter 10.550, *Rules of the Auditor General*.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated December 6, 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 financial audit report.

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MANAGEMENT LETTER

Tabulation of Uncorrected Findings		
Current Year Finding #	2019-20 FY Finding #	2018-19 FY Finding #
2021-01	2020-01	2018-01
2021-02	2020-02	2018-02
2021-03	2020-03	n/a
n/a	2020-04	n/a
n/a	2020-05	2018-04
2021-04	2020-06	n/a

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. This information is included in Note 1 to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i).5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the City 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 for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we have the following recommendations:

■ 2021-04 Building Permit Revenue Reconciliation (2020-06)

The City's building permit collections are processed through a point-of-sale system that does not interface with the accounting ERP system. We were unable to obtain a report of building permits issued during the year that agreed to the revenues recorded in the general ledger. While this is not an unusual occurrence for governments, generally due to the timing differences of revenue recognition, we recommend that staff reconcile these two reports to ensure that revenues recorded in the general ledger are accurate and complete.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

MANAGEMENT LETTER

Special District Component Units

10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

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

Purpose of this Letter

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

Thank you for the cooperation and courtesies extended to us during the course of our audit. We have sincerely enjoyed our association with the City and look forward to a continuing relationship. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.



December 6, 2022
Gainesville, Florida



City of Gainesville

Department of Financial
Services

December 6, 2022

Honorable Sherrill F. Norman, CPA
Auditor General, State of Florida
Local Government Audits/342
Claude Pepper Building, Room 401
11 West Madison Street
Tallahassee, FL 32399-1450

Re: Management response to the Independent Auditor's Report and Management Letter for the Annual Comprehensive Financial Report for the period ended September 30, 2021

Dear Ms. Norman,

This letter is in response to the 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 and the Management Letter. The audit report disclosed two findings from the fiscal year ended September 30, 2018 and two findings from the fiscal year ended September 30, 2020 that have yet to be cleared.

2021-01 Bank Reconciliations (Material Weakness) (2018-01)

Condition: Bank reconciliations were not completed on a timely basis during fiscal year 2021. Additionally, during the audit and upon reconciliation of cash by the City, a significant number of adjustments were necessary to correct cash balances as of September 30, 2021.

Criteria: Timely and accurate bank reconciliations are a key component of internal control over multiple financial reporting processes, including cash receipting, cash disbursements, and payroll functions, as one of the means of detecting potential errors or irregularities.

Effect of Condition: Lack of timely and accurate bank reconciliations could result in errors or irregularities not being detected in a timely basis.

Recommendation: We recommend the City implement procedures to ensure that all bank accounts are reconciled within the following month, and that any identified discrepancies be properly investigated and corrected.



City of Gainesville

Department of Financial Services

Management Response: Management is aware of this issue. The City has experienced significant staff turnover in the Department of Financial Services since the 2018 audit. The staff turnover led to challenges in completing the annual audit for the Fiscal Year 2021, and the completion of the audit was further exacerbated by the mid-year implementation of a new Enterprise Resource Planning (ERP) system (Workday) in July 2021 that touched all of the City's financial operations systems (general ledger, accounting, accounts payable, payroll, billing and collections, and treasury management). To help provide support to the Department of Financial Services, the City hired an external CPA firm in December 2021 (Carr, Riggs, & Ingram, LLC), and entered into a Service Level Agreement with the Budget and Finance, and Accounting Department of the City-owned utility (Gainesville Regional Utility) in February 2022. The City has since hired a Finance Director who is a certified public accountant and a certified public finance officer. In addition, an accounting manager and a senior accountant with significant accounting experiences were hired on September 6, 2022. We are devoting two FTEs to working on bank reconciliation, and have been conducting weekly check-ins on the status and identifying better ways of reconciling. In addition, we are bringing in the expertise from our Billing and Collections team to help with research of unreconciled deposits. We believe with team work and better understanding of Workday, we will be able to get caught up with bank reconciliation very soon and keep it up.

2001-02 Financial Close and Reporting (Material Weakness) (2018-02)

Condition: The City once again experienced significant turnover within its finance department. Additionally, a new enterprise resource planning (ERP) system was implemented nine months into the fiscal year under audit. As a result, commencement of the audit was delayed for several months, with most audit areas still requiring significant adjustments. Approximately 90 journal entries, either identified by the City or as a result of audit procedures, were posted after the trial balance was provided in July 2022.

Criteria: Financial close and reporting processes should be in place to ensure that trial balance used to prepare financial reports are accurate and complete. Further, internal controls over financial reporting should be designed to allow management or employees to prevent, or detect and correct, material misstatements on a timely basis.

Effect: The City did not have timely accurate financial reports during the year.



City of Gainesville

Department of Financial Services

Recommendation: We recommend that management establish and formally document a well-defined process for financial reporting, including overall timing, methodology, format, and frequency of analyses.

Management Response: Management is aware of this issue. In addition to the turnover of multiple key positions in the Department of Financial Services, the mid-year implementation of Workday has added complexity to getting periods closed timely. The Department hired a Financial Systems Architect who is certified in Workday Human Resources, Payroll and Reporting to help with data flow and mapping in Workday. An Internal Control Manager who is a certified internal auditor and a certified fraud examiner has also been hired to help strengthen internal controls. We have made significant improvement with understanding of Workday and are developing processes and checklists for period close. In addition, we are working on reconciling all balance sheet accounts and all funds, and expect to start issuing trial balance and quarterly financial reports starting with the first quarter of 2023.

2021-03 Schedule of Expenditures of Federal Awards and State Financial Assistance (Significant Deficiency) (2020-03)

Condition: During the audit, we identified approximately \$11 million of federal grant expenditures that were excluded from the Schedule of Expenditures of Federal Awards and State Financial Assistance (SEFA).

Criteria: Per Uniform Guidance, Section 200.510(b), the auditee must prepare a Schedule of Federal Awards for the period covered by the auditee's financial statements which must include total federal awards expended as determined in accordance with Section 200.502.

Effect: Errors in the SEFA affect the accuracy of information reported to the City's grantors. In addition, accurate program determination by the auditor is dependent upon the accuracy and completeness of the information included in the SEFA.

Recommendation: We recommend management review the SEFA to ensure all information is accurate and complete, and reconcile grant expenditures to the general ledger.

Management Response: Management is aware of this issue. Since the new team members coming on board including the Finance Director, Accounting Manager, Senior Accountant and Internal Control Manager, we have been working on process documentation. With the



City of Gainesville

Department of Financial
Services

stabilization of the department, we will be able to devote more time to reviewing SEFA, trial balance and other reports before they are turned over to the auditors.

2021-04 Building Permit Revenue Reconciliation (2020-06)

The City's building permit collections are processed through a point-of-sale system that does not interface with the accounting ERP system. We were unable to obtain a report of building permits issued during the year that agreed to the revenues recorded in the general ledger. While this is not an unusual occurrence for governments, generally due to the timing differences of revenue recognition, we recommend that staff reconcile these two reports to ensure that revenue recorded in the general ledger are accurate and complete.

Management Response: Management is aware of this issue. Since the implementation of Workday on July 1, 2021, the revenue reports for building and planning permits/fees have been tied to the general ledger based on the point-of-sale (CitizenServe) transaction date. Since February 8 of 2022, the online revenue for these permits/fees have run through an automated integration connecting CitizenServe via our cashiering system to the general ledger in Workday.



COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Board of Trustees
City of Gainesville, Florida

We have audited the financial statements of the Employees' Pension Plan (the Employees' Plan), a fiduciary component unit of the City of Gainesville, Florida (the City) for the year ended September 30, 2021. Professional standards require that we provide you with the information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 12, 2021. Professional standards also require that we communicate to you the following information related to our audit:

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended September 30, 2021, except for the following:

- During the year, the Employees' Plan changed its method of reporting cash retained in the City's pooled cash for making benefit payments from Cash and Cash Equivalents to Due from City of Gainesville, as those funds are not deposited in the Employees' Plan trust fund.

We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events, and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

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The most sensitive estimates affecting the financial statements are:

■ **Fair Value of Financial Instruments**

As discussed in the notes to the financial statements, the Employees' Plan uses third party valuations for determining the fair value of its investments, which are based on quoted prices in active markets, matrix pricing techniques based on certain investments' relationships to benchmark quoted prices, or net asset value per share if fair value is not readily determinable.

■ **Net Pension Liability/(Asset)**

The net pension liability/(asset) disclosed in Note 5 to the financial statements is determined by an actuarial valuation using actuarial methods and assumptions, which were selected based on risk and market factors affecting governmental entities of similar sizes, pension plan policies, and employee census information.

We evaluated the key factors and assumptions used to develop these estimates in determining that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

Commencement and completion of our audit was delayed due to turnover in key financial positions and the implementation of a new enterprise resource planning system during the year.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 6, 2022.

Board of Trustees
City of Gainesville, Florida

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the governmental unit’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Employees’ Plan auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Changes in Net Pension Liability and Related Ratios; Schedule of Employer Contributions; and Schedule of Investment Returns, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board of Trustees and management of the City, and is not intended to be, and should not be, used by anyone other than these specified parties.



December 6, 2022
Gainesville, Florida

2021

Employees' Pension Plan of the
City of Gainesville, Florida

Financial Statements and
Independent Auditor's Report

September 30, 2021

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EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

SEPTEMBER 30, 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Trustees
City of Gainesville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the Employees' Pension Plan (the Employees' Plan), a fiduciary component unit of the City of Gainesville, Florida, which comprise the statement of fiduciary net position as of September 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Employees' Plan'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

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INDEPENDENT AUDITOR'S REPORT

of expressing an opinion on the effectiveness of the Employees' Plan's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Employees' Plan as of September 30, 2021, and its changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Changes in City's Net Pension Liability and Related Ratios; Schedule of City Contributions; and Schedule of Investment Returns 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 appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

Board of Trustees
City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2022, on our consideration of the Employees' Plan'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 Employees' Plan'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 Employees' Plan's internal control over financial reporting and compliance.



December 6, 2022
Gainesville, Florida

FINANCIAL STATEMENTS

EMPLOYEES' PENSION PLAN OF
THE CITY OF GAINESVILLE, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
SEPTEMBER 30, 2021

Assets

Cash and cash equivalents	\$ 12,857,488
Dividends and interest receivable	370,523
Due from City of Gainesville	908,724
Investments, at fair value	680,792,159
Total Assets	<u>694,928,894</u>

Liabilities

Accounts payable and accrued liabilities	150,042
Total Liabilities	<u>150,042</u>

Net Position Restricted for Pension Benefits	<u><u>\$ 694,778,852</u></u>
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See accompanying notes to financial statements.

EMPLOYEES' PENSION PLAN OF
THE CITY OF GAINESVILLE, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Additions

Contributions:

Employer contributions	\$ 5,461,714
Employee contributions	5,307,109
Total Contributions	<u>10,768,823</u>

Investment Income:

Net increase in fair value of investments	133,690,191
Dividends and interest	13,598,631
Net Position Restricted for Pension Benefits	<u>147,288,822</u>

(Less Investment Expense)	<u>(2,843,383)</u>
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Net Investment Income	<u>144,445,439</u>
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Total Additions	<u>155,214,262</u>
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Deductions

Benefit payments	37,103,292
Refunds of contributions	665,610
Administrative expenses	591,294
Total Deductions	<u>38,360,196</u>

Change in Net Position	116,854,066
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Net Position - Beginning of Year	<u>577,924,786</u>
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Net Position - End of Year	<u><u>\$ 694,778,852</u></u>
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See accompanying notes to financial statements.

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Note 1 - Summary of Significant Accounting Policies

Reporting Entity

The Employees' Pension Plan (the Employees' Plan) of the City of Gainesville, Florida (the City), is a contributory defined benefit single-employer pension plan that covers all permanent employees of the City, except certain personnel who elected to participate in the Defined Contribution Plan and who were grandfathered into that plan, and police officers and firefighters who participate in the Consolidated Police Officers and Firefighters Retirement Plan. The costs of administering the Employees' Plan, like other plan costs, are captured within the Employees' Plan itself and financed through contribution and investment income, as appropriate.

These financial statements include the Employees' Pension Plan, which is reported as a fiduciary component unit in the City's annual comprehensive financial report.

Basis of Accounting

The accompanying financial statements are prepared using the accrual basis of accounting. Employee and employer contributions are recognized as revenues in the period in which employee services are performed. Benefits and refunds are recognized when due and payable in accordance with the terms of the Employees' Plan.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates.

Note 2 - Plan Description

Plan Board

The Board of Trustees of the Employees' Plan is composed of all seven members of the City Commission who sit as a separate body to approve plan provisions and changes.

Plan Membership

At October 1, 2020, membership consisted of:

Active Plan Members	1,680
Inactive Plan Members of Beneficiaries Currently Receiving Benefits	1,408
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	431
Total	3,519

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Benefit Terms

The Employees' Plan provides retirement and death benefits to plan members and beneficiaries. This plan and any amendments were adopted through a City Ordinance by the Commission of the City of Gainesville. Benefit terms are established and may be amended by approval of the Board of Trustees. In October 2002, the Board of Trustees approved allowing participants to buy back City years of service at its actuarial valuation.

Monthly Accrued Benefit

- For City employees with hire dates on or before October 1, 2012, a monthly benefit payable for life, starting at normal retirement age, equal to 2% of final average earnings times credited service.
- For City employees with hire dates on or after October 2, 2012, a monthly benefit payable for life, starting at normal retirement age, equal to 1.8% of final average earnings times credited service.
- For Gainesville Gas Company employees, a monthly benefit payable for life starting at normal retirement age, equal to: (i) the accrued benefit earned under the Gainesville Gas Company Employees' Pension Plan (predecessor plan) as of January 10, 1990; plus (ii) 2% of final average earnings times credited service earned after January 10, 1990; plus (iii) for each year of service earned after January 10, 1990, an additional 2% of final average earnings will be credited, not to exceed the service years earned under the accrued benefit formula under the predecessor plan; less (iv) for each year of predecessor plan service credited under (iii) above, the portion of the accrued benefit determined under (i) above based on such years.

Final Average Earnings

- For members with hire dates on or before October 1, 2007, the average of the member's monthly earnings for the 36 consecutive months that produce the highest average at the date of benefit determination.
- For members with hire dates on or after October 2, 2007 but on or before October 1, 2012, the average of the member's monthly earnings for the 48 consecutive months that produce the highest average at the date of benefit determination.
- For members with hire dates on or after October 1, 2012, the average of the member's monthly earnings for the 60 consecutive months that produce the highest average at the date of benefit determination.

Normal Retirement Age and Benefits

Age—For members with hire dates on or before October 1, 2007, the eligibility date is the earlier of age 65 and 10 years of credited service or 20 years of credited service at any age. For members with hire dates on or after October 2, 2007 and on or before October 1, 2012, the eligibility date is the earlier of age 65 and 10 years of credited service or 25 years of credited service at any age. For members with hire dates on or after October 2, 2012, the eligibility date is the earlier of age 65 and 10 years of credited service or 30 years of credited service at any age.

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Amount—Monthly accrued benefit as detailed above.

Form of Payment

- Life annuity option pays the member 100% of normal retirement benefit for life. This option does not provide for a continuing pension to a beneficiary upon the member's death.
- Joint and last survivor option pays a reduced pension benefit for the life of the member. Upon death of either the member or beneficiary, the monthly benefit is reduced to 2/3 of the original benefit.
- Social security option pays an increased benefit before social security benefits begin and then decreases when the member becomes eligible for social security benefits.

Early Retirement Age and Benefits

Age—For members with hire dates on or before October 1, 2012, the eligibility date is the attainment of age 55 and 15 years of credited service. For members with hire dates on or after October 2, 2012, the eligibility date is the attainment of age 60 and 20 years of credited service.

Amount—Monthly accrued benefit actuarially reduced by 5/12% for each month by which the early retirement date precedes the date on which the member would have reached age 65.

Form of Payment—Same as for Normal Retirement.

Termination Benefit

If a member should terminate prior to completing five years of credited service, no benefits are payable except the return of member contributions, without interest. After the completion of five years but less than normal or early retirement eligibility, a member is entitled to a benefit equal to the accrued benefit payable at age 65 for life.

Cost of Living Adjustments (COLA)

A 2% COLA will be applied to retirement benefits annually if the retiree reaches eligibility for the COLA prior to that date:

- At least 20 years of credited service on or before October 1, 2012, and at least 20 years but less than 25 years of credited service upon retirement; COLA will begin on the October payment after reaching age 62.
- At least 20 years of credited service on or before October 1, 2012, and at least 25 years of credited service upon retirement; COLA will begin on the October payment after reaching age 60.
- At least 25 years of credited service upon retirement and a hire date on or before October 1, 2012, but less than 20 years of credited service on or before October 1, 2012; COLA will begin with the October payment after reaching age 65.
- At least 30 years of credited service upon retirement and a hire date on or after October 2, 2012; COLA will begin with the October payment after reaching age 65.

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Contribution Requirements

The contribution requirements of plan members and the City are established and may be amended by City Ordinance approved by the City Commission. The City is required to contribute at an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City contributes the difference between the actuarially determined rate and the contribution rate of employees. Plan members are required to contribute 5% of their annual covered salary. The rate for fiscal year 2021 was 5.15% of covered payroll. This rate was influenced by the issuance of the Taxable Pension Obligation Bonds, Series 2003A and the Special Revenue Obligation Bonds, Series 2020. The proceeds from these issues were utilized to retire the unfunded actuarial accrued liability at that time in the Employees' Plan. Administrative costs are financed through investment earnings.

Deferred Retirement Option Program (DROP)

Employees hired on or before October 1, 2012, are eligible to participate in the DROP when they have completed 27 years of credited service and are still employed by the City. Such employees retire from the Employees' Plan but continue to work for the City. The retirement benefit is calculated as if the employee had terminated employment and is paid to a DROP account held within the pension plan until the employee actually leaves the employment of the City. While in DROP, these payments earn a guaranteed rate of annual interest, compounded monthly. For employees who entered DROP on or before October 1, 2012, DROP balances earn 6% annual interest. For employees who entered DROP after October 1, 2012, DROP balances earn 2.25% annual interest. Employees may continue in the DROP for a maximum of 5 years or until reaching 35 years of service, whichever occurs earlier. Upon actual separation from employment, the monthly retirement benefits begin being paid directly to the retiree and the retiree must take their DROP balance plus interest as a lump-sum cash disbursement, roll into a retirement account, or choose a combination of the two options. The balance due to DROP participants at September 30, 2021, is \$4,341,243 and is held by the Employees' Plan pursuant to the DROP.

Note 3 - Deposits with Financial Institutions and Investments

Cash and investments as of September 30, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position	
Cash and cash equivalents	\$ 12,857,488
Investments	680,792,159
Total Cash and Investments	\$ 693,649,647

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Cash and Cash Equivalents

The Employees' Plan invests in the State Street Bank Global Advisors' (SSGA) fund: Short-Term Investment Fund (STIF). These investments are included as part of the cash and cash equivalents in the financial statements. As of September 30, 2021, the pooled money investment account with the SSGA STIF totaled approximately \$12.8 million. The cash equivalents reported in the Statement of Fiduciary Net Position are reported at fair value. As of September 30, 2021, the weighted average maturity was 43 days for the SSGA STIF. The SSGA STIF is rated as P1.

Rate of Return

For the year ended September 30, 2021, the annual money-weighted rate of return on the Plan investments, net of pension plan investment expense was 25.46%. The money-weighted rate of return expresses investment performance, net of pension plan investment expense, adjusted for the changing amounts actually invested.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The investment policies described below provide guidelines for the credit ratings of specific types of investments. Presented below is the rating as of year-end for each investment type.

Investment Type	Fair Value	Unrated/ Exempt	AAA	AA	A	BBB	BB
Equities	\$ 623,039,705	\$ 623,039,705	\$ -	\$ -	\$ -	\$ -	\$ -
Real estate	27,804,871	27,804,871	-	-	-	-	-
U.S. Treasury/Agency Securities	9,564,857	9,564,857	-	-	-	-	-
Corporate bonds	8,343,433	-	5,795,349	175,212	882,735	1,350,802	139,335
Mortgage and asset backed	12,039,293	-	8,362,493	252,825	1,273,757	1,949,162	201,056
Totals	\$ 680,792,159	\$ 660,409,433	\$ 14,157,842	\$ 428,037	\$ 2,156,492	\$ 3,299,964	\$ 340,391

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater is the sensitivity of its fair value to changes in market interest rates. The Employees' Plan's investment policies do not provide specific restrictions as to maturity length of investments. Information about the sensitivity of the fair values of the Employees' Plan's investments to market interest rate fluctuations is provided below, using the segmented time distribution method:

Investment Type	Fair Value	Exempt from Disclosure	< 2 Years	2-5 Years	5-10 Years	> 10 Years
Equities	\$ 623,039,705	\$ 623,039,705	\$ -	\$ -	\$ -	\$ -
Real estate	27,804,871	27,804,871	-	-	-	-
U.S. Treasury/Agency Securities	9,564,857	-	861,794	4,100,454	2,840,763	1,761,846
Corporate bonds	8,343,433	-	751,743	3,576,830	2,478,000	1,536,860
Mortgage and asset backed	12,039,293	-	1,084,740	5,161,245	3,575,670	2,217,638
Totals	\$ 680,792,159	\$ 650,844,576	\$ 2,698,277	\$ 12,838,529	\$ 8,894,433	\$ 5,516,344

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Investment Policy

The investment policy of the Employees' Plan is established and amended by the Board of Trustees.

The primary investment objective of the Employees' Plan is to ensure an adequate level of assets are available to fund the benefits guaranteed to City employees (except for police officers and firefighters) and their beneficiaries at the time they are payable. In meeting this objective, the Board of Trustees seeks to achieve a high level of investment return consistent with a prudent level of risk.

A secondary objective is to earn total rate of return after expenses that equals or exceeds the actuarial investment return assumption. The Trustees, with the help from actuary and investment consultant, will use the Employees' Plan's asset allocation as the primary tool to achieve this objective. As this is a long-term projection and investments are subject to short-term volatility, this main investment focus of the Trustee towards the total Employees' Plan and each investment manager will be on performance relative to the appropriate asset class, mix of asset classes, and peer performance over relevant time periods. Each manager is expected to maintain a consistent philosophy and style, perform well versus others utilizing the same style, and add incremental value after costs.

Other general investment objectives for the Employees' Plan are:

- Long-Term Growth of Capital—In the absence of contributions and withdrawals, the asset value of the Employees' Plan should grow in the long run and earn rates of return greater than those of its Policy Index while avoiding excessive risk.
- Preservation of Purchasing Power—Asset growth, exclusive of contributions and withdrawals, should exceed the rate of inflation (as measured by annual CPI) in order to preserve purchasing power.
- Maintain Sufficient Funding—Funding should be sufficient to cover unexpected developments, possible future benefit increases and reduction of expected investment returns.

Note 4 - Fair Value Measurements

The Employees' Plan records assets and liabilities in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, which determines fair value, establishes a framework for measuring fair value and expands disclosures about fair value measurement.

Fair value is defined in the Governmental Accounting Standards Board (GASB) Statement No. 72 as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (an exit price). Fair value is a

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

market-based measurement for a particular asset or liability based on assumptions that market participants would use in pricing the asset or liability. Such assumptions include observable and unobservable inputs of market data, as well as assumptions about risk and the risk inherent in the inputs to the valuation technique.

As a basis for considering market participant assumptions in fair value measurements, GASB Statement No. 72 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three broad levels:

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs that reflect the Employees' Plan's own assumptions about factors that market participants would use in pricing the asset or liability (including assumptions about risk).

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Real estate investments are valued by market assumptions provided by the individual managers of each fund. The managers determine the fair value of the underlying investments of the fund then allocate their fair value to the Employees' Plan investments based on the percentage of ownership it has in the fund. For investments in certain entities that calculate net asset value (NAV) that do not have a readily determinable fair value, the Employees' Plan is permitted to report fair value on the NAV per share as a practical expedient, where certain conditions are met. Such measurements are included within the disclosure, but should not be classified as Level 1, Level 2, or Level 3 within the hierarchy.

Fair value measurements are performed on a recurring basis. Financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement. Management's assessment of the significance of a particular input to the fair value measurement requires judgement and may affect the valuation of fair value assets and liabilities and their place within the fair value hierarchy levels.

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

The following table categorizes the Employees' Plan's investments within the fair value hierarchy, as follows:

Investment by Fair Value Level	September 30, 2021	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equities	\$ 623,039,705	\$ 623,039,705	\$ -	\$ -
U.S. Treasury/Agency Securities	9,564,857	9,564,857	-	-
Corporate bonds	8,343,433	-	8,343,433	-
Mortgage and asset backed	12,039,293	-	12,039,293	-
Totals	\$ 652,987,288	\$ 632,604,562	\$ 20,382,726	\$ -

Investments Measured at Net Asset Value	Total Investments	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Real Estate Strategies ¹	\$ 27,804,871	\$ -	Daily	Next Day, Subjective
Total Investments Measured at NAV	27,804,871	-		
Total Investments	\$ 680,792,159			

¹*Real Estate Strategies*—This type includes three commingled real estate funds comprised of diversified commercial and residential real estate investments. Participation in these investments is through commingled funds with ownership measured in shares of the funds. These investments typically provide daily liquidity with redemption requests processed the following day, subject to certain restrictions and the availability of cash. On March 20, 2020, the Principal U.S. Property Account applied a redemption limitation that provides for redemptions on a pro rata basis as cash balances become available for distribution. The Employees' Plan had no redemptions in queue as of September 30, 2021.

Note 5 - Net Pension Liability/(Asset)

The components of the net pension liability/(asset) at September 30, 2021, were as follows:

Total pension liability	\$ 621,904,198
Plan fiduciary net position	(694,778,852)
Net Pension Liability	\$ (72,874,654)

Plan Fiduciary Net Position as Percentage of the Total Pension Liability 111.72%

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Significant Actuarial Assumptions

The total pension liability was determined based on an October 1, 2020 actuarial valuation, updated to September 30, 2021, using the following actuarial assumptions:

Inflation	2.50%
Salary Increases	Service Based
Discount Rate	7.90%
Investment Rate of Return	7.90%

Mortality rates are projected generationally with the Mortality Improvement Scale MP-2018. The mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The rates are outlined in Milliman's July 1, 2020 FRS valuation report for non-special-risk employees, with appropriate adjustments made based on plan demographics.

Discount Rate

The discount rate used to measure the total pension liability was 7.90%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the actuarially determined contribution rates less the member contributions. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Long-Term Expected Rate of Return

The long-term expected rate of return on Employees' Plan investments was determined using a building-block method in which best estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These estimates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2021**

Best estimates of arithmetic real rates of return for each major asset class included in the Employees' Plan target asset allocation are summarized in the following table:

	Target Allocation	Long-Term Expected Rate of Return
Domestic Equity	47.00%	7.50%
International Equity	28.00%	8.50%
Domestic Fixed Income	8.00%	2.50%
Real Estate	12.00%	4.50%
Alternative	5.00%	6.99%
Total	100.00%	

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability, calculated using the discount rate of 7.90%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.90%) or 1 percentage-point higher (8.90%) than the current rate:

	1% Increase (6.90%)	Current Discount Rate (7.90%)	1% Increase (8.90%)
Net Pension Liability	\$ (2,762,011)	\$ (72,874,654)	\$ (131,775,403)

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION
EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF CHANGES IN CITY'S NET PENSION LIABILITY AND RELATED RATIOS

	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability								
Service cost	\$ 9,191,329	\$ 8,697,546	\$ 7,962,015	\$ 8,196,544	\$ 8,355,553	\$ 7,789,638	\$ 7,153,541	\$ 6,612,646
Interest	46,718,121	45,457,275	43,726,387	42,877,827	39,934,706	38,189,162	35,741,289	36,171,225
Differences between expected and actual experience	922,294	(157,018)	6,644,543	(5,088,593)	7,646,058	1,125,190	1,954,558	1,105,967
Transfer from Disability Plan	-	-	-	-	-	-	2,455,848	-
Changes of assumptions	574,399	-	6,062,725	5,721,214	21,041,875	4,860,706	15,880,346	-
One time adjustment for DROP account balances	-	-	-	-	10,038,916	-	-	-
Contributions - buy back	-	195,500	121,500	89,300	-	-	-	-
Benefit payments, including refunds of employee contributions	(37,766,711)	(37,279,075)	(35,568,906)	(33,106,728)	(34,963,352)	(37,252,988)	(28,306,207)	(31,819,142)
Net position restricted for pension benefits	19,639,432	16,914,228	28,948,264	18,689,564	52,053,756	14,711,708	34,879,375	12,070,696
Total pension liability-beginning	602,264,766	585,350,538	556,402,274	537,712,710	485,658,954	470,947,246	436,067,871	423,997,175
Total pension liability-ending (a)	\$ 621,904,198	\$ 602,264,766	\$ 585,350,538	\$ 556,402,274	\$ 537,712,710	\$ 485,658,954	\$ 470,947,246	\$ 436,067,871
Plan Fiduciary Net Position								
Employer contributions	5,461,714	177,683,605	16,939,286	16,372,689	14,654,934	13,481,032	11,746,935	11,519,431
Employee contributions	5,307,109	5,053,053	4,602,400	4,317,403	4,829,122	7,947,069	4,429,289	4,260,476
Contributions - buy back	-	195,500	121,500	89,300	-	-	-	-
Net investment income	144,933,044	17,060,129	(2,731,366)	49,219,793	58,605,302	39,190,078	(2,486,089)	34,176,892
Transfer from Disability Plan	-	-	-	-	-	-	2,320,442	-
Benefit payments, including refunds of employee contributions	(37,766,711)	(37,279,075)	(35,568,906)	(33,106,728)	(38,469,162)	(37,252,988)	(28,306,207)	(26,161,924)
Administrative expense	(593,485)	(563,047)	(584,033)	(697,884)	(604,905)	(670,867)	(580,988)	(613,886)
Net change in total pension liability	117,341,671	162,150,165	(17,221,119)	36,194,573	39,015,291	22,694,324	(12,876,618)	23,180,989
Plan fiduciary net position-beginning	577,437,181	415,287,016	432,508,135	396,313,562	357,298,271	334,603,947	347,480,565	324,299,576
Plan fiduciary net position-ending (b)	\$ 694,778,852	\$ 577,437,181	\$ 415,287,016	\$ 432,508,135	\$ 396,313,562	\$ 357,298,271	\$ 334,603,947	\$ 347,480,565
City's net pension liability-ending (a)-(b)	\$ (72,874,654)	\$ 24,827,585	\$ 170,063,522	\$ 123,894,139	\$ 141,399,148	\$ 128,360,683	\$ 136,343,299	\$ 88,587,306
Plan fiduciary net position as a percentage of the total pension liability	111.72%	95.88%	70.95%	77.73%	73.70%	73.57%	71.05%	79.68%
Annual covered payroll	\$ 106,142,180	\$ 101,061,060	\$ 92,048,000	\$ 89,976,976	\$ 91,143,976	\$ 80,223,575	\$ 79,930,261	\$ 81,654,532
Net pension liability as a percentage of covered payroll	(68.66%)	24.57%	184.76%	137.70%	155.14%	160.00%	170.58%	108.49%

Notes to Schedule

Changes of assumptions:

For measurement date September 30, 2021, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2020 FRS Valuation report for non-special-risk employees

For measurement date September 30, 2019, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.00% to 7.90%.

Additionally, the inflation assumption rate was lowered from 3.75% to 2.5%.

For measurement date September 30, 2018, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.10% to 8.00%.

For measurement date September 30, 2017, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.20% to 8.10%.

For measurement date September 30, 2016, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.30% to 8.20%.

For measurement date September 30, 2015, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.40% to 8.30%.

REQUIRED SUPPLEMENTARY INFORMATION

EMPLOYEES' PENSION PLAN OF THE CITY OF GAINESVILLE, FLORIDA SCHEDULE OF CITY CONTRIBUTIONS

	2021	2020	2019	2018	2017	2016	2015	2014	2013
Actuarially determined contribution	\$ 5,461,275	\$ 19,011,264	\$ 16,939,286	\$ 16,777,348	\$ 14,654,934	\$ 13,481,032	\$ 13,211,521	\$ 12,700,223	\$ 10,927,391
Contributions in relation to the actuarially determined contributions	5,461,714	177,683,605	16,939,286	16,372,689	14,654,934	13,481,032	12,224,716	11,995,271	10,206,334
Contribution Deficiency (Excess)	\$ (439)	\$ (158,672,341)	\$ -	\$ 404,659	\$ -	\$ -	\$ 986,805	\$ 704,952	\$ 721,057
Covered payroll	\$ 106,142,180	\$ 101,061,060	\$ 92,048,000	\$ 89,976,976	\$ 91,143,976	\$ 80,223,575	\$ 79,930,261	\$ 81,654,532	\$ 80,365,984
Contributions as percentage of covered payroll	5.15%	175.82%	18.40%	18.20%	16.08%	16.80%	15.29%	14.69%	12.70%

Notes to Schedule

Actuarially determined contribution rates are calculated as of October 1, 2019, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial cost method
Mortality rates
Disability rate

The method used to determine Normal Cost and Accrued Actuarial Liability is the Entry Age Normal Cost Method.

RP-2000 combined fully generational mortality table with blue collar adjustment.

Sample of rates of disability are shown below:

Age	Males	Females
25	0.0300%	0.0100%
30	0.0580%	0.2500%
35	0.0730%	0.0480%
40	0.1020%	0.0750%
45	0.1880%	0.1650%
50	0.3130%	0.2850%
55	0.5230%	0.4780%
60	0.6860%	0.5990%
65	0.2390%	0.1500%

Interest rate

Marriage assumption

Salary increases

7.90% per annum. This interest rate is assumed to be net of investment expenses and commissions

100% of members are assumed to be married. Male spouses are assumed to be two years older than female spouses

Salaries are assumed to increase at the annual rates set forth in the following table:

Years of Service	Rate
6 and Under	5.00%
7-11	4.00%
Over 11	3.00%

Assets

The actuarial value of assets is based on a method which fully recognizes benefit payments, expenses, contributions, interest and dividends for the year, and recognizes gains or losses in the fair market value of assets at the rate of 20% per year. The result cannot be greater than 120% of market value or less than 80% of market value.

Unfunded liability bases and funding period
(pursuant to Chapter 112, Florida Statutes)

All bases established as of October 1, 2004, were combined and amortized over a period of 30 years.

New bases established at October 1, 2016, and later are amortized over a period of 30 years.

Vacation payout and accumulated sick leave

Service credits were adjusted by 0.15 year for employees in the paid-time-off (PTO) program and 0.25 year for employees not in the PTO program for benefit determination to recognize any accumulated unused sick leave. Final year of earnings was increased by 10% if service greater than 24, 8% if service greater than 17, 6% if service greater than 12, 4% if service greater than 7 and 2% if service 7 or less for benefit determination for non-PTO employees to recognize credits for special pay. No final earnings adjustment was made for PTO employees.

The schedule will present ten years comparative data in the future.

REQUIRED SUPPLEMENTARY INFORMATION

EMPLOYEES' PENSION PLAN OF THE
CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF INVESTMENT RETURNS

FY	Annual Money-Weighted Rate of Return on Pension Plan Investments
2021	25.46%
2020	4.11%
2019	(0.64%)
2018	12.63%
2017	16.65%
2016	11.84%
2015	(0.74%)
2014	10.61%

Note to Schedule

The schedule will present ten years comparative data in the future.

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*

Board of Trustees
City of Gainesville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Employees' Pension Plan (the Employees' Plan), a fiduciary component unit of the City of Gainesville, Florida (the City), which comprise the statement of fiduciary net position as of and for the year ended September 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements, which collectively comprise the Employees' Plan's basic financial statements, and have issued our report thereon dated December 6, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Employees' Plan'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 Employees' Plan's internal control. Accordingly, we do not express an opinion on the effectiveness of the Employees' Plan's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant

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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***

deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified the following deficiency in internal control that we consider to be a significant deficiency:

■ **2021-1 Investment and Pension Activity Reconciliation**

Condition: Due to the City implementing a new enterprise resource planning system in the current year and significant turnover in the finance department, investment statements and pension activity were not reconciled to the general ledger on a timely basis. As a result, there were significant errors in the Employees’ Plan’s balances per the general ledger during the year ended September 30, 2021. A consultant, engaged by the City several months after year-end, reviewed and corrected general ledger account balances prior to the audit.

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Effect: Inaccurate financial information within the general ledger could result in material misstatements of the financial statements.

Recommendation: We recommend management reconcile investment and pension activity to its general ledger monthly.

Management’s Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on management’s response to the finding identified in our audit, which is included in the accompanying management response letter. Management’s response was not subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on the response.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Employees’ Plan’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

Board of Trustees
City of Gainesville, Florida

**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***

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 Employees' Plan'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 Employees' Plan's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



December 6, 2022
Gainesville, Florida



City of Gainesville

Department of Financial Services

December 6, 2022

Board of Trustees

City of Gainesville, Florida

Re: Management response to the Independent Auditor's Report and Management Letter for the Retiree Health insurance Program Financial Statements for the period ended September 30, 2021

2021-1 - Investment and Pension Activity Reconciliation

Condition: Due to the City implementing a new enterprise resource planning (ERP) system in the current year and significant turnover in the finance department, investment statements and Pension activity were not reconciled to the general ledger on a timely basis. As a result, there were significant errors in the Employees' Plan's balances per the general ledger during the year ended September 30, 2021. A consultant, engaged by the City several months after year end, reviewed and corrected general ledger account balances prior to the audit.

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Effect: Inaccurate financial information within the general ledger could result in material misstatements of the financial statements.

Recommendation: We recommend management reconcile investment and pension activity to its general ledger monthly.

Management response: Management is aware of this issue. The City has experienced significant staff turnover in the Department of Financial Services since the 2018 audit. The staff turnover led to challenges in completing the annual audit for the Fiscal Year 2021, and the completion of the audit was further exacerbated by the mid-year implementation of a new Enterprise Resource



City of Gainesville

Department of Financial Services

Planning (ERP) system (Workday) in July 2021 that touched all of the City's financial operations systems (general ledger, accounting, accounts payable, payroll, billing and collections, and treasury management). To help provide support to the Department of Financial Services, the City hired an external CPA firm in December 2021 (Carr, Riggs, & Ingram, LLC), and entered into a Service Level Agreement with the Budget and Finance, and Accounting Department of the City-owned utility (Gainesville Regional Utility) in February 2022. The City has since hired a Finance Director who is a certified public accountant and a certified public finance officer. In addition, an accounting manager and a senior accountant with significant accounting experiences were hired on September 6, 2022. The Department also hired a Financial Systems Architect who is certified in Workday Human Resources, Payroll and Reporting to help with data flow and mapping in Workday. An Internal Control Manager who is a certified internal auditor and a certified fraud examiner has also been hired to help strengthen internal controls. We have made significant improvement with understanding of Workday and are developing processes and checklists for period close. Included in the period close process is the reconciliation of investment statements and pension activity to the general ledger. This will ensure subsidiary ledgers balance to the general ledger, and all balances are reconciled and reviewed on a monthly basis. We will also start distributing trial balance and other reports to the Board for their review.

Sincerely

Sue Wang

Finance Director

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COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Board of Trustees
City of Gainesville, Florida

We have audited the financial statements of the Retiree Health Insurance Program, a fiduciary component unit of the City of Gainesville, Florida (the City) for the year ended September 30, 2021. Professional standards require that we provide you with the information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 12, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Retiree Health Insurance Program are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended September 30, 2021, except for the following:

- During the year, the Retiree Health Insurance Program changed its method of reporting cash retained in the City's pooled cash for making benefit payments from *Cash and Cash Equivalents* to *Due from City of Gainesville*, as those funds are not deposited in the Retiree Health Insurance Program's trust fund.

We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events, and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

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The most sensitive estimates affecting the financial statements are:

■ **Fair Value of Financial Instruments**

As discussed in the notes to the financial statements, the Retiree Health Insurance Program uses third-party valuations for determining the fair value of its investments, which are based on quoted prices in active markets, matrix pricing techniques based on certain investments' relationship to benchmark quoted prices, or net asset value per share if fair value is not readily determinable.

■ **Net Other Postemployment Benefits (OPEB) Liability**

The net OPEB Liability disclosed in Note 5 to the financial statements is determined by an actuarial valuation using actuarial methods and assumptions, which were selected based on risk and market factors affecting governmental entities of similar sizes, pension plan policies, and employee census information.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

Commencement and completion of our audit was delayed due to turnover in key financial positions and the implementation of a new enterprise resource planning (ERP) system during the year.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. No such misstatements were identified.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 6, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a

Board of Trustees
City of Gainesville, Florida

determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Retiree Health Insurance Program's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Changes in Net OPEB Liability and Related Ratios, Schedule of Employer Contributions, and Schedule of Annual Money-Weighted Rate of Return, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board of Trustees, and management of the City, and is not intended to be, and should not be, used by anyone other than these specified parties.



December 6, 2022
Gainesville, Florida

2021

Retiree Health Insurance Program of the
City of Gainesville, Florida

Financial Statements and
Independent Auditor's Report

September 30, 2021

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RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA

FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT

SEPTEMBER 30, 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Trustees
City of Gainesville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the Retiree Health Insurance Program, a fiduciary component unit of the City of Gainesville, Florida, which comprise the statement of fiduciary net position as of September 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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INDEPENDENT AUDITOR'S REPORT

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Retiree Health Insurance Program as of September 30, 2021, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Changes in the Net OPEB Liability and Related Ratios; Schedule of Employer Contributions; and Schedule of Annual Money-Weighted Rate of Return be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2022, on our consideration of the Retiree Health Insurance Program'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

Board of Trustees
City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Retiree Health Insurance Program'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 Retiree Health Insurance Program's internal control over financial reporting and compliance.



December 6, 2022
Gainesville, Florida

FINANCIAL STATEMENTS

RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
SEPTEMBER 30, 2021

Assets

Cash and cash equivalents	\$ 918,014
Due from City of Gainesville	1,895,575
Investments, at fair value	70,158,015
Interest receivable	12,489

Total Assets	<u>72,984,093</u>
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Liabilities

Accounts payable and accrued liabilities	<u>33,696</u>
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Net Position - Restricted for Other Postemployment Benefits	<u><u>\$ 72,950,397</u></u>
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See accompanying notes to financial statements.

RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Additions

Contributions:

Employer contributions	\$ 1,924,062
Retiree contributions	3,330,813
Total contributions	<u>5,254,875</u>

Investment income:

Net appreciation/increase in fair value of investments	13,384,157
Dividends and interest	1,163,207
Total investment income	<u>14,547,364</u>

(Less investment expenses)	<u>(427,257)</u>
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Net investment income	<u>14,120,107</u>
-----------------------	-------------------

Total Additions	<u>19,374,982</u>
------------------------	-------------------

Deductions

Benefit payments	8,426,856
Administrative expenses	6,982

Total Deductions	<u>8,433,838</u>
-------------------------	------------------

Change in Net Position	10,941,144
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Net Position - Beginning of Year	<u>62,009,253</u>
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Net Position - End of Year	<u>\$ 72,950,397</u>
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See accompanying notes to financial statements.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Plan Description

The Retiree Health Insurance Program of the City of Gainesville, Florida (the City) is a single-employer, other postemployment defined benefit (OPEB) plan that covers eligible retired employees. The Retiree Health Insurance Program, which is administered by the City, allows employees who retire and meet eligibility requirements under one of the City's retirement plans to continue medical coverage as a participant in the City's Retiree Health Insurance Program.

Membership

As of the latest actuarial valuation, Retiree Health Insurance Program membership consisted of the following:

Active participants (including DROP)	2,307
Inactive plan members or beneficiaries currently receiving benefits	<u>1,431</u>
Total	<u><u>3,738</u></u>

Benefits Provided

Health Care Subsidies (Retirement Prior to September 1, 2008)

Prior to September 1, 2008, normal or early retirees are subsidized \$10.00 times the number of years of credited service plus one of the following:

- Plus \$5.00 times the numbers of years of age and portion thereof over 65, on the date that retiree first enters the Retiree Health Insurance Program or January 1, 2009, whichever is later; or
- Minus \$5.00 times the number of years of age and portion thereof under 65, on the date that retiree first enters the Retiree Health Insurance Program or January 1, 2009, whichever is later.

Deferred Retirement Option Program (DROP) participants who have entered a regular DROP before September 1, 2008, or who have declared their intention to reverse DROP before September 1, 2008, shall have the period of employment while in the regular DROP, or the period of employment after the effective date of commencement of participation in the (reverse) DROP, added to credited service for purposes of the calculation described above.

For disabled retirees, the amount that the City will contribute towards the required premium, for persons who become retirees based upon application for disability retirement submitted before September 1, 2008, will be an amount equal to:

- 80% of the individual premiums of the least costly City group health plan option being offered at that time.
- The City will contribute towards any other tier of coverage an amount equal to 150% of the individual premium of the least costly City group plan option being offered at that time.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

For current retirees age 65 years or older on January 1, 2009, the amount the City will contribute towards the required premium will be the greater of the amount contributed for the month of August 2008 or the amount determined under the provisions of the Retiree Health Insurance Program.

Health Care Subsidies (Retirement After August 31, 2008)

After August 31, 2008, normal or early retirees are subsidized \$10.00 times the number of years of credited service plus one of the following:

- a. Plus \$5.00 times the numbers of years of age and portion thereof over 65, on the date that retiree first enters the Retiree Health Insurance Program; or
- b. Minus \$5.00 times the number of years of age and portion thereof under 65, on the date that retiree first enters the Retiree Health Insurance Program.

DROP participants who have entered a regular DROP after August 31, 2008, or who have declared their intention to reverse DROP after August 31, 2008, shall not have the period of employment while in regular DROP, or the period of employment after the effective date of commencement of participation in the (reverse) DROP, count as credited service for purposes of the calculation described above.

For disabled retirees, the amount that the City will contribute towards the required premium, for persons who become retirees based upon application for disability retirement submitted after August 31, 2008, will be:

- a. For approved “in-line-of-duty” disabilities under the City’s Police Officers’ and Firefighters’ Consolidated Retirement Plan or Employees’ Pension Plan the City will contribute towards an individual premium an amount equal to:
 - i. 80% of the individual premiums of the least costly city group health plan option being offered at the time the disability retirement is approved.
 - ii. The City will contribute towards any other tier of coverage an amount equal to 150% of the individual premium of the least costly City group plan option being offered at the time the disability retirement is approved.
- b. For approved disabilities other than “in-line-of-duty”, the City will contribute 50% of the amount described above.

Those who do not meet the age and service requirements above are eligible for coverage only. Retirees must pay 100% of the active premium rates up to age 65, then 100% of the Medicare supplement premium rate.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Contributions

The contribution policy of the City is established and may be amended by the City at any time. The annual contribution consists of the normal cost amount developed annually plus, given there is any unfunded actuarial accrued liability (UAAL), an amount to amortize said UAAL over 10 years from inception.

For the 2021 fiscal year, the City contributed \$1,924,061 for OPEB benefits.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements are prepared using the accrual basis of accounting. Employer contributions are recognized as revenues in the period in which employee services are performed. Retiree contributions are recognized as revenues in the period in which the retiree pays monthly retiree health insurance premiums. Benefits are recognized when due and payable.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates.

Note 3 - Cash and Investments

Cash and investments as of September 30, 2021 are classified in the accompanying financial statements as follows:

Statement of Net Position	
Cash and cash equivalents	\$ 918,014
Investments	<u>70,158,015</u>
Total cash and investments	<u><u>\$ 71,076,029</u></u>

Rate of Return

For the year ended September 30, 2021, the annual money-weighted rate of return on the OPEB Plan investments, net of investment expense, was 25.08%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Investment Policy

These funds represent investments administered by the City's OPEB Plan investment managers. These investments are reported at fair value. The fair value is derived through valuation efforts done by the investment managers in conjunction with the OPEB Plan custodian. The fair values for the vast majority of these assets are readily available. For those assets whose fair value is less verifiable, the best available information is used.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

The OPEB Plan maintains separate investment managers for its equity and fixed income portfolios. The managers are required to comply with Florida statutes, City ordinances, other applicable laws, and with the fiduciary standards set forth in the Employees Retirement Income Security Act of 1974 at 29 U.S.C. Section 1140(a)(1)(A)(C). The managers of these funds are permitted to invest in the following instruments:

- Common Stocks
- Stock Index Futures
- Convertible and Preferred Stocks
- American Depository Receipts
- Real Estate Investment Trusts (REITs)
- Limited Liability Companies (LLCs)

Equity Funds (International)

- Restricted to managers specifically hired to invest in international equities.
- Common and preferred stocks of foreign issuers domiciled in developed and developing countries (emerging markets).
- Forward foreign currency exchange contracts for hedging purposes.
- American and global depository receipts and similar securities.

Fixed Income Funds (Domestic)

- Must have a rating of investment grade (BBB/Baa) or better.
- United States Treasury and Agency Securities
- Commercial Paper with either a Standard & Poor's quality rating of A-1 or a Moody's quality rating of P-1 and a maturity of 270 days or less.
- Certificates of Deposit up to the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation insurance coverage or any amount fully collateralized by United States Government Securities or issued by an institution which is a qualified public depository within the State of Florida.
- Corporate Bonds, Mortgage-Backed Securities, or Asset Backed Securities
- Yankee Bonds
- Convertible Securities
- Money Market or Cash Equivalent Securities

Fixed Income Funds (International)

- Investment Grade Sovereign Issued Debt
- Investment Grade Corporate Bonds and Commercial Paper

Cash Equivalents

- Certificates of deposit, commercial paper, direct obligations of the U.S. Government, repurchase agreements, bankers acceptances, custodian short-term investment funds, and other appropriate liquid short-term investments.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Real Estate and Alternative Assets

- Discretionary commingled vehicles such as insurance company separate accounts, open-end or closed-end funds and REITS holding either leveraged or unleveraged positions in real property and real property related assets.
- All must be of institutional investment quality and must be diversified by property type and geographic location.

Pooled or Commingled Funds

- The fund may invest in commingled vehicles such as mutual funds, LLCs or common trust funds that are invested in substantially the same manner and same investments as stated above.

Derivatives

- No use of leverage.
- No use of “linked” securities that have the principal value or interest rate tied to anything not specifically allowed as permissible investments in these guidelines.
- Any structured note must maintain a constant spread relationship with its underlying acceptable index.
- Collateralized mortgage obligations cannot be more sensitive to interest-rate changes than the underlying mortgage-backed security.

Restricted Direct Investments – Prohibited

- Short Sales or Margin Transactions
- Investments in Commodities or Commodity Contracts
- Direct loans or extension lines of credit to any interested party.
- Letter Stock
- Unregistered securities and private placements (except those regulated by the Securities and Exchange Commission Rule 144a or as specifically permitted by the Board of Trustees).
- Investments and assets for which a generally recognized market is not available or for which there is no consistent or generally accepted pricing mechanism, unless specifically permitted by the Board of Trustees.

The City also imposes the following limitations on its investment managers:

Equity Managers

- The equity portion of each portfolio manager shall not be more than 10% invested in the securities of any one company at fair value.
- The portfolio manager shall not make short sales or use margin or leverage.
- The portfolio manager shall not be invested in commodities, private real estate, or investment art objects.
- The portfolio manager shall not invest in options, including the purchase, sale, or writing of options unless options are “covered” by the corresponding security.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

- The portfolio manager shall not invest in warrants, although warrants issued in connection with stocks held by the fund may be sold, held, or converted by the investment manager at its discretion.

Fixed Income Managers

- Security ratings reduced beneath the three highest classifications after purchase should be sold by the portfolio manager within a reasonable period of time.
- Except for treasury and agency obligations, the debt portion of the OPEB trust fund shall contain no more than 10% of a given issuer irrespective of the number of differing issues.
- If commercial paper is used, it must be only of the highest quality (A-1 or P-1).
- Private placement debt is not permissible.

Custodial Risk - Deposits

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and they are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent, but not in the OPEB Plan's name. All deposits of the OPEB Plan are either covered by depository insurance or are collateralized by the pledging financial institution's trust department or agent in the OPEB Plan's name.

Custodial Risk - Investments

Investment securities are exposed to custodial credit risk if they are uninsured and are not registered in the name of the OPEB Plan and are held by either the counterparty or by the counterparty's trust department or agent but not in the OPEB Plan's name. All identifiable investment securities of the OPEB Plan are either insured or are registered in the custodian's name for the benefit of the OPEB Plan and held by the counterparty's trust department or agent.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The investment policies described above provide guidelines for the credit ratings of specific types of investments. Presented below is the rating as of year-end for each investment type:

Investment Type	Fair Value	Exempt from Disclosure	AAA	AA	A	BBB
Equities	\$ 59,796,801	\$ 59,796,801	\$ -	\$ -	\$ -	\$ -
Limited Partnerships	7,727,031	7,727,031	-	-	-	-
U.S. Treasury/Agency Securities	800,107	800,107	-	-	-	-
Corporate Bonds	992,181	-	-	89,796	508,957	393,428
Mortgage/Asset Backed Securities	841,895	-	-	841,895	-	-
Totals	\$ 70,158,015	\$ 68,323,939	\$ -	\$ 931,691	\$ 508,957	\$ 393,428

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Concentration of Credit Risk

The Plan's investment policies do not specifically restrict the concentration allowed to be held with any individual issuer, except that the equity portion of each portfolio manager shall not be more than 10% invested in the securities of any one company at market value.

No investments in any one issuer exceed 5% of total OPEB Plan investments.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater is the sensitivity of its fair value to changes in market interest rates. The OPEB Plan's investment policies do not provide specific restrictions as to maturity length of investments. Information about the sensitivity of the fair values of the OPEB Plan's investments to market interest rate fluctuations is provided below, using the segmented time distribution method:

Investment Type	Fair Value	Exempt from Disclosure	< 2 Years	2-5 Years	5-10 Years	> 10 Years
Equities	\$ 59,796,801	\$ 59,796,801	\$ -	\$ -	\$ -	\$ -
Real Estate	7,727,031	7,727,031	-	-	-	-
U.S. Treasury/Agency Securities	800,107	-	346,897	429,243	23,967	-
Corporate Bonds	992,181	-	103,055	346,407	542,719	-
Mortgage and Asset Backed	841,895	-	-	-	-	841,895
Totals	\$ 70,158,015	\$ 67,523,832	\$ 449,952	\$ 775,650	\$ 566,686	\$ 841,895

Note 4 - Fair Value Measurements

The OPEB Plan records assets and liabilities in accordance with Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurement and Application*, which determines fair value, establishes a framework for measuring fair value and expands disclosures about fair value measurement.

Fair value is defined in GASB Statement No. 72 as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (an exit price). Fair value is a market-based measurement for a particular asset or liability based on assumptions that market participants would use in pricing the asset or liability. Such assumptions include observable and unobservable inputs of market data, as well as assumptions about risk and the risk inherent in the inputs to the valuation technique.

As a basis for considering market participant assumptions in fair value measurements, GASB Statement No. 72 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three broad levels:

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs that reflect the OPEB Plan's own assumptions about factors that market participants would use in pricing the asset or liability (including assumptions about risk).

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Real estate investments are valued by market assumptions provided by the individual managers of each fund. The managers determine the fair value of the underlying investments of the fund then allocate their fair value to the OPEB Plan's investments based on the percentage of ownership it has in the fund. For investments in certain entities that calculate net asset value (NAV) that do not have a readily determinable fair value, the OPEB Plan is permitted to report fair value on the NAV per share as a practical expedient, where certain conditions are met. Such measurements are included within the disclosure, but should not be classified as Level 1, Level 2, or Level 3 within the hierarchy.

Fair value measurements are performed on a recurring basis. Financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement. Management's assessment of the significance of a particular input to the fair value measurement requires judgement and may affect the valuation of fair value assets and liabilities and their place within the fair value hierarchy levels.

The following table summarizes the OPEB Plan's assets for which fair values are determined on a recurring basis:

Investments by Fair Value Level	September 30, 2021	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equities	\$ 59,796,801	\$ 59,796,801	\$ -	\$ -
U.S. treasury/agency securities	800,107	-	800,107	-
Mortgage/asset backed securities	841,895	-	-	841,895
Corporate bonds	992,181	-	992,181	-
Total Investments by Fair Value Level	\$ 62,430,984	\$ 59,796,801	\$ 1,792,288	\$ 841,895

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Investments Measured at Net Asset Value (NAV)	Total Investments	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Real estate strategies ¹	7,727,031	5,000,000	Quarterly	60 Day Written, Subjective
Total Investments Measured at NAV	7,727,031	5,000,000		
Total Investments	\$ 70,158,015			

¹*Real Estate Strategies* – This type includes one core private real estate fund comprised of commercial and residential real estate investments as of September 30, 2021. Participation in this fund is through a limited partnership with ownership measured in shares of partners' capital. These holdings are typically illiquid with redemption requests permitted with 60 days written notice prior to the end of the quarter, subject to certain restrictions and the availability of cash.

Note 5 - Net OPEB Liability of the City

The net OPEB liability related to the OPEB Plan was measured as of September 30, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of October 1, 2019, rolled forward to September 30, 2021.

The components of the net OPEB liability at September 30, 2021, were as follows:

Total OPEB liability	\$ 65,385,327
Plan fiduciary net position	(72,950,397)
City's Net OPEB Liability/(Asset)	\$ (7,565,070)
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	111.57%

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of October 1, 2019, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation Rate	3.00%
Investment Return Rate	7.90%
Salary Increase	Service Based
Discount Rate	7.90%
Healthcare Cost Trend Rate	7.60% to 4.50%

Discount Rate

The discount rate used to measure total OPEB liability was 7.90%. The projection of cash flows used to determine the discount rate assumed the OPEB Plan members' contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

actuarially determined contribution rates. Based on those assumptions, the OPEB Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the OPEB Plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Mortality Rates

All mortality rates were based on the RP-2000 mortality tables. All mortality rates are those outlined in Milliman's July 1, 2018 Florida Retirement System (FRS) valuation report.

Long-Term Expected Rate of Return

The long-term expected rate of return on the OPEB Plan's investments can be determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. For the year ended September 30, 2021, the annual money-weighted rate of return on investments, net of investment expense, was 25.08 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts invested.

The following reflects the current target allocation and expected returns:

	Target Allocation	Long-Term Expected Rate of Return
Large Cap Value Equity	19.44%	6.00%
Large Cap Growth Equity	19.44%	5.90%
Small Cap Value Equity	11.11%	6.10%
Small Cap Growth Equity	11.11%	4.90%
International Value Equity	11.11%	4.90%
International Growth Equity	11.11%	4.90%
Core Fixed Income	5.57%	1.70%
Private Real Estate	11.11%	5.90%
Total	100%	

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability, calculated using the discount rate of 7.90%, as well as what the Plan's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.90%) or 1 percentage-point higher (8.90%) than the current rate:

**RETIREE HEALTH INSURANCE PROGRAM
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

	<u>1% Decrease (6.90%)</u>	<u>Current Discount Rate (7.90%)</u>	<u>1% Increase (8.90%)</u>
Net OPEB Liability/(Asset)	\$ (937,377)	\$ (7,565,070)	\$ (13,230,823)

Sensitivity of the Net OPEB Liability/(Asset) to Changes in the Healthcare Cost Trend Rate

The following presents the net OPEB liability, calculated using the healthcare cost trend rates, as well as what the Plan's net OPEB liability would be if it were calculated using the healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current rates:

	<u>1% Decrease</u>	<u>Current Trend Rate</u>	<u>1% Increase</u>
Net OPEB Liability/(Asset)	\$ (14,865,966)	\$ (7,565,070)	\$ 1,110,617

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS RETIREE HEALTH INSURANCE PROGRAM LAST FIVE FISCAL YEARS

	2021	2020	2019	2018	2017
Total OPEB Liability					
Service Costs	\$ 1,488,138	\$ 1,742,093	\$ 1,591,950	\$ 1,467,084	\$ 1,282,158
Interest	4,977,350	6,093,319	5,887,782	5,676,583	5,274,094
Differences Between Expected and Actual Experience	-	(3,069,055)	-	3,158,374	(914,359)
Changes of Assumptions	-	(13,744,743)	625,481	675,415	559,493
Gross Benefit Payments	(8,426,856)	(8,225,362)	(7,676,658)	-	-
Retiree Contributions	3,330,813	3,404,162	3,173,162	(4,354,263)	(4,109,173)
Net Change in Total OPEB Liability	1,369,445	(13,799,586)	3,601,717	6,623,193	2,092,213
Total OPEB Liability - Beginning	64,015,882	77,815,468	74,213,751	67,590,558	65,498,345
Total OPEB Liability - Ending (a)	\$ 65,385,327	\$ 64,015,882	\$ 77,815,468	\$ 74,213,751	\$ 67,590,558
Plan Fiduciary Net Position					
Employer Contributions	\$ 1,924,061	\$ 2,557,953	\$ 2,348,167	\$ 2,016,572	\$ 1,622,729
Net Investment Income	14,120,107	602,848	(1,550,570)	6,250,519	6,550,405
Gross Benefit Payments	(8,426,856)	(8,225,362)	(7,676,658)	(4,354,263)	(4,109,173)
Retiree Contributions	3,330,813	3,404,162	3,173,162	-	-
Administrative Expense	(6,982)	(4,661)	(19,078)	(13,890)	(6,082)
Net Change in Plan Fiduciary Net Position	10,941,143	(1,665,060)	(3,724,977)	3,898,938	4,057,879
Plan Fiduciary Net Position - Beginning	62,009,254	63,674,314	67,399,291	63,500,353	59,442,474
Plan Fiduciary Net Position - Ending (b)	\$ 72,950,397	\$ 62,009,254	\$ 63,674,314	\$ 67,399,291	\$ 63,500,353
City's Net OPEB Liability/(Asset) Ending (a)-(b)	\$ (7,565,070)	\$ 2,006,628	\$ 14,141,154	\$ 6,814,460	\$ 4,090,205
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	111.57%	96.87%	81.83%	90.82%	93.95%
Annual Covered Payroll	\$ 156,333,484	\$ 148,889,032	\$ 124,457,080	\$ 118,530,552	\$ 122,798,859
Net OPEB Liability as a Percentage of Covered Payroll	-4.84%	1.35%	11.36%	5.75%	3.33%

Notes to Schedule

Differences Between Expected and Actual Experience - Fiscal year 2020 reflects the impact of changes to the census data from the prior valuation to the valuation as of October 1, 2019. The October 1, 2019, valuation was rolled to fiscal year 2021.

Changes of Assumptions -- Changes of assumptions reflect the effects of changes in the discount rate each period.

- For measurement date 9/30/2021, there were no change in assumptions.
- For measurement date 9/30/2020, changes of assumptions includes changes due to claims experience and premium rates.
- For measurement date 9/30/2019, investment rate was reduced from 8.00% to 7.90%.
- For measurement date 9/30/2018, investment rate was reduced from 8.10% to 8.00%.
- For measurement date 9/30/2017, investment rate was reduced from 8.20% to 8.10%, mortality assumptions were updated, retirement rates for firefighters and withdrawal rates and salary increase assumptions for firefighters and police officers were updated to reflect the results of an experience study conducted by Conduent in 2017, and the healthcare claims cost per participant assumption was updated.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EMPLOYER CONTRIBUTIONS
RETIREE HEALTH INSURANCE PROGRAM
LAST FIVE FISCAL YEARS

Fiscal Year Ended September 30,	Actuarially Determined Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency (Excess)	Covered Payroll	Total Contributions as a Percentage of Covered Payroll
2021	\$ -	\$ 1,924,061	\$ (1,924,061)	\$ 156,333,484	1.23%
2020	-	2,557,953	(2,557,953)	148,889,032	1.72%
2019	767,613	2,348,167	(1,580,554)	124,457,080	1.89%
2018	731,060	2,016,572	(1,285,512)	118,530,552	1.70%
2017	616,087	1,622,729	(1,006,642)	122,798,859	1.32%

Notes to Schedule

Valuation Date: 10/1/2019

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Individual entry age, normal cost
Amortization Method	Level percentage, closed
Remaining Amortization Period	10 years
Asset Valuation Method	Market Value of Assets
Discount Rate	7.90% per year assumed investment return rate
Salary Increase Rate	Police Officers: 3.0% - 6.0%; Firefighters: 2.0% - 5.0%
Payroll Growth	3.00%
Health Care Inflation	Medical Claims (Pre-65) 7.30% - 4.50%, (Post-65) 4.30% - 4.50%
Mortality Rates	<i>Healthy Active Lives</i> -- Female: RP2000 Generational, 100% Combined

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF ANNUAL MONEY-WEIGHTED RATE OF RETURN
RETIREE HEALTH INSURANCE PROGRAM
LAST FIVE FISCAL YEARS

Fiscal Year	Annual Money-Weighted Rate of Return on OPEB Plan Investments
2021	25.08
2020	0.25%
2019	-2.41%
2018	9.97%
2017	11.25%

**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***

Board of Trustees
City of Gainesville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Retiree Health Insurance Program, a fiduciary component unit of the City of Gainesville, Florida, (the City) which comprise the statement of fiduciary net position as of and for the year ended September 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements, which collectively comprise the Retiree Health Insurance Program's basic financial statements, and have issued our report thereon dated December 6, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Retiree Health Insurance Program'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 Retiree Health Insurance Program's internal control. Accordingly, we do not express an opinion on the effectiveness of the Retiree Health Insurance Program's internal control.

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

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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***

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 were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified the following deficiency in internal control that we consider to be a significant deficiency:

■ **2021-1 Investment and Retiree Health Insurance Program Activity Reconciliation**

Condition: Due to the City implementing a new enterprise resource planning (ERP) system in the current year and significant turnover in the finance department, investment statements and Retiree Health Insurance Program activity were not reconciled to the general ledger on a timely basis. As a result, there were significant errors in the Retiree Health Insurance Program balances per the general ledger during the year ended September 30, 2021. A consultant, engaged by the City several months after year end, reviewed and corrected general ledger account balances prior to the audit.

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Effect: Inaccurate financial information within the general ledger could result in material misstatements of the financial statements.

Recommendation: We recommend management reconcile investment and Retiree Health Insurance Program activity to its general ledger monthly.

Management’s Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on management’s response to the finding identified in our audit, which is included in the accompanying management response letter. Management’s response was not subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on the response.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Retiree Health Insurance Program’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations contracts and grant agreements, non-compliance with

Board of Trustees
City of Gainesville, Florida

**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***

which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

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 Retiree Health Insurance Program’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



December 6, 2022
Gainesville, Florida



City of Gainesville

Department of Financial Services

December 6, 2022

Board of Trustees

City of Gainesville, Florida

Re: Management response to the Independent Auditor's Report and Management Letter for the Retiree Health insurance Program Financial Statements for the period ended September 30, 2021

2021-1 - Investment and Retiree Health Insurance Program Activity Reconciliation

Condition: Due to the City implementing a new enterprise resource planning (ERP) system in the current year and significant turnover in the finance department, investment statements and Retiree Health Insurance Program activity were not reconciled to the general ledger on a timely basis. As a result, there were significant errors in the Retiree Health Insurance Program balances per the general ledger during the year ended September 30, 2021. A consultant, engaged by the City several months after year end, reviewed and corrected general ledger account balances prior to the audit.

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Effect: Inaccurate financial information within the general ledger could result in material misstatements of the financial statements.

Recommendation: We recommend management reconcile investment and Retiree Health Insurance Program activity to its general ledger monthly.

Management response: Management is aware of this issue. The City has experienced significant staff turnover in the Department of Financial Services since the 2018 audit. The staff turnover led to challenges in completing the annual audit for the Fiscal Year 2021, and the completion of



City of Gainesville

Department of Financial Services

the audit was further exacerbated by the mid-year implementation of a new Enterprise Resource Planning (ERP) system (Workday) in July 2021 that touched all of the City's financial operations systems (general ledger, accounting, accounts payable, payroll, billing and collections, and treasury management). To help provide support to the Department of Financial Services, the City hired an external CPA firm in December 2021 (Carr, Riggs, & Ingram, LLC), and entered into a Service Level Agreement with the Budget and Finance, and Accounting Department of the City-owned utility (Gainesville Regional Utility) in February 2022. The City has since hired a Finance Director who is a certified public accountant and a certified public finance officer. In addition, an accounting manager and a senior accountant with significant accounting experiences were hired on September 6, 2022. The Department also hired a Financial Systems Architect who is certified in Workday Human Resources, Payroll and Reporting to help with data flow and mapping in Workday. An Internal Control Manager who is a certified internal auditor and a certified fraud examiner has also been hired to help strengthen internal controls. We have made significant improvement with understanding of Workday and are developing processes and checklists for period close. Included in the period close process is the reconciliation of investment statements and Retiree Health Insurance Program activity to the general ledger. This will ensure subsidiary ledgers balance to the general ledger, and all balances are reconciled and reviewed on a monthly basis. We will also start distributing trial balance and other reports to the Board for their review.

Sincerely

A handwritten signature in blue ink that reads "Sue Wang".

Sue Wang

Finance Director

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COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Honorable Mayor and City Commissioners
City of Gainesville, Florida

We have audited the financial statements of the Wild Spaces and Public Places (WSPP) funds of the City of Gainesville, Florida (the City) for the year ended September 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 12, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters**Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended September 30, 2021.

We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events, and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. No significant estimates meeting this criteria were identified.

Financial Statement Disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent, and clear.

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Honorable Mayor and City Commissioners
City of Gainesville, Florida

Difficulties Encountered in Performing the Audit

The completion of the audit was delayed due to the delay in the audit of the City's 2021 Annual Comprehensive Financial Report.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. As a result of a software conversion, an adjustment to beginning net position was required for approximately \$335 thousand. Management has corrected this misstatement.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 6, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Restriction on Use

This information is intended solely for the use of the Mayor, City Commissioners, and management of the City, and is not intended to be, and should not be, used by anyone other than these specified parties.



December 6, 2022
Gainesville, Florida

2021

City of Gainesville, Florida
Wild Spaces and Public Places Funds
Financial Statements and
Independent Auditor's Report
September 30, 2021

PURVIS GRAY
CERTIFIED PUBLIC ACCOUNTANTS

CITY OF GAINESVILLE, FLORIDA
WILD SPACES AND PUBLIC PLACES FUNDS

FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR’S REPORT

SEPTEMBER 30, 2021

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Commissioners
City of Gainesville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the Wild Spaces and Public Places (WSPP) funds of the City of Gainesville, Florida (the City) as of and for the year ended September 30, 2021, and the related notes to the financial statements, as listed on the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Honorable Mayor and City Commissioners
City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the City's WSPP funds as of September 30, 2021, and the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1 to the financial statements, the accompanying financial statements are intended to present the financial position and changes in financial position of the WSPP to facilitate the independent audit requirements contained in Section 212.055(11), Florida Statutes, and do not purport to, and do not, present fairly the financial position of the City as of September 30, 2021, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2022, on our consideration of the WSPP'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 WSPP'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 WSPP's internal control over financial reporting and compliance.



December 6, 2022
Gainesville, Florida

FINANCIAL STATEMENTS

CITY OF GAINESVILLE, FLORIDA
WILD SPACES AND PUBLIC PLACES (WSPP) FUNDS
BALANCE SHEET
SEPTEMBER 30, 2021

	WSPP Parks & Recreation	WSPP Land Acquisition	WSPP 1/2 Cent Sales Tax 2017-2025	WSPP Joint Projects Fund	Total
Assets					
Equity in pooled cash and investments	\$ 1,414	\$ 179,464	\$ 17,532,251	\$ 2,193,820	\$ 19,906,949
Receivables	-	-	591,764	-	591,764
Total Assets	<u>1,414</u>	<u>179,464</u>	<u>18,124,015</u>	<u>2,193,820</u>	<u>20,498,713</u>
Liabilities					
Accounts payable and accrued liabilities	-	-	571,386	14,205	585,591
Due to other funds	-	-	6,020	-	6,020
Total Liabilities	<u>-</u>	<u>-</u>	<u>577,406</u>	<u>14,205</u>	<u>591,611</u>
Fund Balances					
Restricted for: Capital project purposes	<u>1,414</u>	<u>179,464</u>	<u>17,546,609</u>	<u>2,179,615</u>	<u>19,907,102</u>
Total Liabilities and Fund Balances	<u>\$ 1,414</u>	<u>\$ 179,464</u>	<u>\$ 18,124,015</u>	<u>\$ 2,193,820</u>	<u>\$ 20,498,713</u>

See accompanying notes to financial statements.

CITY OF GAINESVILLE, FLORIDA
WILD SPACES AND PUBLIC PLACES (WSPP) FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	WSPP Parks & Recreation	WSPP Land Acquisition	WSPP 1/2 Cent Sales Tax 2017-2025	WSPP Joint Projects Fund	Total
Revenues					
Taxes	\$ -	\$ -	\$ 9,037,963	\$ 170	\$ 9,038,133
Gain on investments	5	756	49,672	7,956	58,389
Intergovernmental Revenue	-	-	-	125,000	125,000
Total Revenues	5	756	9,087,635	133,126	9,221,522
Expenditures					
WSPP administration	-	-	409,618	-	409,618
Land acquisitions	-	29,092	-	-	29,092
JJ Finley Neighborhood Park	-	-	6,509	-	6,509
Clarence Kelley Park	-	-	56,654	-	56,654
Depot Park	-	-	212,858	-	212,858
City pools	-	-	106,420	-	106,420
Green acres	-	-	8	-	8
Lincoln Park	-	-	53,143	-	53,143
NE 31st Ave Park	-	-	58,554	-	58,554
Reserve Park	-	-	115,072	-	115,072
Shade over playgrounds	-	-	96,775	-	96,775
Kiwanis Girl Scout Park	-	-	514,453	-	514,453
Fred Cone Park	-	-	53,996	-	53,996
Northside Park	-	-	1,103,074	-	1,103,074
Hippodrome	-	-	104,197	-	104,197
Trailheads & bike trails	-	-	3,108	-	3,108
Hogtowne Creek	-	-	44,645	52,064	96,709
T.B. McPherson Park	-	-	95,442	-	95,442
San Felasco Park	-	-	15,296	-	15,296
Nature Park Improvements	-	-	6,478	-	6,478
Tom Petty Park Improvements	-	-	10,362	-	10,362
Albert Ray Massey Westside Park Master Plan	-	-	2,733	-	2,733
ADA Access	-	-	71,083	-	71,083
Springtree	-	-	109,069	-	109,069
Albert Ray Massey Park	-	-	152,636	-	152,636
Hartman House	-	-	119,214	-	119,214
Miscellaneous	-	-	203,559	-	203,559
Total Expenditures	-	29,092	3,724,956	52,064	3,806,112
Excess (Deficiency) of Revenues Over (Under) Expenditures	5	(28,336)	5,362,679	81,062	5,415,410
Other Financing Sources (Uses)					
Transfers in	-	-	39,036	-	39,036
Transfers (out)	-	-	(30,019)	-	(30,019)
Total Other Financing Sources (Uses)	-	-	9,017	-	9,017
Net Change in Fund Balances	5	(28,336)	5,371,696	81,062	5,424,427
Fund Balances, October 1	1,409	207,800	12,174,913	2,098,553	14,482,675
Fund Balances, September 30	\$ 1,414	\$ 179,464	\$ 17,546,609	\$ 2,179,615	\$ 19,901,102

See accompanying notes to financial statements.

**WILD SPACES AND PUBLIC PLACES FUNDS
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies

On November 4, 2008, Alachua County, Florida voters approved Wild Spaces and Public Places (WSPP) a one-half percent sales tax to be charged in Alachua County from January 1, 2009 to December 31, 2010, to acquire and improve environmentally sensitive lands and to create, improve, and maintain parks and recreational facilities. In November 2016, voters authorized Alachua County to extend the WSPP sales tax for an additional eight years, beginning January 1, 2017. A share of the proceeds of the sales tax is distributed to the City of Gainesville, Florida (the City) in accordance with an interlocal agreement established between Alachua County and the City. The ballot language calls for citizen oversight and independent audit.

Basis of Presentation

The accompanying financial statements are special purpose financial statements. They have been prepared to facilitate the requirement for an independent audit of the City's WSPP funds and, accordingly, result in an incomplete presentation of the City's financial activity that is otherwise in conformity with generally accepted accounting principles.

The City maintains four governmental funds to account for its WSPP activity: the Parks and Recreation Fund, the Land Acquisition Fund, the 2017-2025 Sales Tax Fund, and Joint Projects Fund. The accompanying financial statements include only those four funds and do not purport to, and do not, constitute a complete presentation of the City's financial activity.

Measurement Focus/Basis of Accounting

The WSPP funds are accounted for on a current financial resources measurement focus. This means that only current assets and current liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of available spendable resources. Their operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets and, accordingly, are said to present a summary of sources and uses of available spendable resources during a period.

The WSPP funds are accounted for using the modified accrual basis of accounting. Their revenues are recognized when they become measurable and available as net current assets. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred.

Fund Balance

The City follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, to classify fund balances for governmental funds into specifically defined classifications. The classifications comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the funds can be spent.

**WILD SPACES AND PUBLIC PLACES FUNDS
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

The fund balances of the City's WSPP funds are classified as restricted pursuant to the provisions of GASB Statement No. 54. Fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

The City's policy is to expend resources in the following order: restricted, committed, assigned, and unassigned.

Note 2 - Equity in Pooled Cash and Investments

The City, for accounting and investment purposes, maintains an internal investment pool that includes all of the City's cash deposits and investments, except for those monies which are legally restricted to a separate administration or are administered by other agencies. This provides the City the ability to invest large amounts of idle cash for short periods of time and maximize earning potential. WSPP maintains equity in the City's pooled cash and investments.

Cash Deposits

Deposits in financial institutions are collateralized as public funds through a state procedure provided for in Chapter 280, Florida Statutes. Financial institutions qualifying as public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits times the depository's collateral. The Public Deposit Security Trust Fund has a procedure to allocate and recover losses in the event of a default or insolvency. When public deposits are made in accordance with Chapter 280, Florida Statutes, no public depositor shall be liable for any loss thereof. The City's operating cash deposits are placed with qualified financial institutions and are fully insured or collateralized.

Note 3 - Commitments and Contingencies

Amounts expended for projects funded with WSPP surtax revenues are subject to review by the WSPP Citizens Oversight Board and Alachua County. Any questioned claims, including amounts already expended, may constitute a liability of the applicable funds. The most significant project outstanding at fiscal year-end is the Albert Massey Park project, totaling \$1.9 million, which is expected to be expended in fiscal years 2022 and 2023.

**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***

Honorable Mayor and City Commissioners
City of Gainesville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Wild Spaces and Public Places (WSPP) funds of the City of Gainesville, Florida (the City), which comprise the balance sheet as of and for the year ended September 30, 2021, and the related statement of revenues, expenditures and changes in fund balances for the year then ended, and the related notes to the financial statements, which collectively comprise the WSPP's basic financial statements, and have issued our report thereon dated December 6, 2022.

Report on Internal Control Over Financial Reporting

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

Our consideration of internal control was for the limited purpose described in the preceeding paragraph 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, as disclosed in our report dated December 6, 2022, on our consideration of the City'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, included in the City's 2021 Annual Comprehensive Financial Report, that we consider to be material weaknesses, and could also impact the WSPP funds. Management's response to those findings is also included in the City's 2021 Annual Comprehensive Financial Report.

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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***

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected, on a timely basis. As a result of the audit, we consider the following to be material weaknesses in internal control:

■ **2021-01 Bank Reconciliations**

Condition: Bank reconciliations were not completed on a timely basis during fiscal year 2021. Additionally, during the audit and upon reconciliation of cash by the City, a significant number of adjustments were necessary to correct cash balances as of September 30, 2021.

Criteria: Timely and accurate bank reconciliations are a key component of internal control over multiple financial reporting processes, including cash receipting, cash disbursements, and payroll functions, as one of the means of detecting potential errors or irregularities.

Effect: Lack of timely and accurate bank reconciliations could result in errors or irregularities not being detected on a timely basis.

Recommendation: We recommend the City implement procedures to ensure that all bank accounts are reconciled within the following month, and that any identified discrepancies be properly investigated and corrected.

■ **2021-02 Financial Close and Reporting**

Condition: The City once again experienced significant turnover within its finance department. Additionally, a new enterprise resource planning system was implemented nine months into the fiscal year under audit. As a result, commencement of the audit was delayed for several months, with most audit areas still requiring significant adjustments. Approximately 90 journal entries, either identified by the City or as a result of audit procedures, were posted after the trial balance was provided in July 2022.

Criteria: Financial close and reporting processes should be in place to ensure that trial balances used to prepare financial reports are accurate and complete. Further, internal controls over financial reporting should be designed to allow management or employees to prevent, or detect and correct, material misstatements on a timely basis.

Honorable Mayor and City Commissioners
City of Gainesville, Florida

**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***

Effect: The City did not have timely accurate financial reports during the year.

Recommendation: We recommend that management establish and formally document a well-defined process for financial reporting, including overall timing, methodology, format, and frequency of analyses.

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. As a result of our audit, we did not identify any significant deficiencies.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the WSPP's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

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 WSPP's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



December 6, 2022
Gainesville, Florida



City of Gainesville

Department of Financial
Services

December 6, 2022

Honorable Sherrill F. Norman, CPA
Auditor General, State of Florida
Local Government Audits/342
Claude Pepper Building, Room 401
11 West Madison Street
Tallahassee, FL 32399-1450

Re: Management response to the Independent Auditor's Report and Management Letter for the Annual Comprehensive Financial Report for the period ended September 30, 2021

Dear Ms. Norman,

This letter is in response to the 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 and the Management Letter. The audit report disclosed two findings from the fiscal year ended September 30, 2018 and two findings from the fiscal year ended September 30, 2020 that have yet to be cleared.

2021-01 Bank Reconciliations (Material Weakness) (2018-01)

Condition: Bank reconciliations were not completed on a timely basis during fiscal year 2021. Additionally, during the audit and upon reconciliation of cash by the City, a significant number of adjustments were necessary to correct cash balances as of September 30, 2021.

Criteria: Timely and accurate bank reconciliations are a key component of internal control over multiple financial reporting processes, including cash receipting, cash disbursements, and payroll functions, as one of the means of detecting potential errors or irregularities.

Effect of Condition: Lack of timely and accurate bank reconciliations could result in errors or irregularities not being detected in a timely basis.

Recommendation: We recommend the City implement procedures to ensure that all bank accounts are reconciled within the following month, and that any identified discrepancies be properly investigated and corrected.



City of Gainesville

Department of Financial Services

Management Response: Management is aware of this issue. The City has experienced significant staff turnover in the Department of Financial Services since the 2018 audit. The staff turnover led to challenges in completing the annual audit for the Fiscal Year 2021, and the completion of the audit was further exacerbated by the mid-year implementation of a new Enterprise Resource Planning (ERP) system (Workday) in July 2021 that touched all of the City's financial operations systems (general ledger, accounting, accounts payable, payroll, billing and collections, and treasury management). To help provide support to the Department of Financial Services, the City hired an external CPA firm in December 2021 (Carr, Riggs, & Ingram, LLC), and entered into a Service Level Agreement with the Budget and Finance, and Accounting Department of the City-owned utility (Gainesville Regional Utility) in February 2022. The City has since hired a Finance Director who is a certified public accountant and a certified public finance officer. In addition, an accounting manager and a senior accountant with significant accounting experiences were hired on September 6, 2022. We are devoting two FTEs to working on bank reconciliation, and have been conducting weekly check-ins on the status and identifying better ways of reconciling. In addition, we are bringing in the expertise from our Billing and Collections team to help with research of unreconciled deposits. We believe with team work and better understanding of Workday, we will be able to get caught up with bank reconciliation very soon and keep it up.

2001-02 Financial Close and Reporting (Material Weakness) (2018-02)

Condition: The City once again experienced significant turnover within its finance department. Additionally, a new enterprise resource planning (ERP) system was implemented nine months into the fiscal year under audit. As a result, commencement of the audit was delayed for several months, with most audit areas still requiring significant adjustments. Approximately 90 journal entries, either identified by the City or as a result of audit procedures, were posted after the trial balance was provided in July 2022.

Criteria: Financial close and reporting processes should be in place to ensure that trial balance used to prepare financial reports are accurate and complete. Further, internal controls over financial reporting should be designed to allow management or employees to prevent, or detect and correct, material misstatements on a timely basis.

Effect: The City did not have timely accurate financial reports during the year.



City of Gainesville

Department of Financial Services

Recommendation: We recommend that management establish and formally document a well-defined process for financial reporting, including overall timing, methodology, format, and frequency of analyses.

Management Response: Management is aware of this issue. In addition to the turnover of multiple key positions in the Department of Financial Services, the mid-year implementation of Workday has added complexity to getting periods closed timely. The Department hired a Financial Systems Architect who is certified in Workday Human Resources, Payroll and Reporting to help with data flow and mapping in Workday. An Internal Control Manager who is a certified internal auditor and a certified fraud examiner have also been hired to help strengthen internal controls. We have made significant improvement with understanding of Workday and are developing processes and checklists for period close. In addition, we are working on reconciling all balance sheet accounts and all funds, and expect to start issuing trial balance and quarterly financial reports starting with the first quarter of 2023.

stabilization of the department, we will be able to devote more time to reviewing SEFA, trial balance and other reports before they are turned over to the auditors.

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COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Board of Trustees
City of Gainesville, Florida

We have audited the financial statements of the Consolidated Police Officers' and Firefighters' Retirement Plan (the Consolidated Plan), a fiduciary component unit of the City of Gainesville, Florida (the City) for the year ended September 30, 2021. Professional standards require that we provide you with the information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 12, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Consolidated Plan are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended September 30, 2021, except for the following:

- During the year, the Consolidated Plan changed its method of reporting cash retained in the City's pooled cash for making benefit payments from *Cash and Cash Equivalents* to *Due from City of Gainesville*, as those funds are not deposited in the Consolidated Plan's trust fund.

We noted no transactions entered into by the Consolidated Plan during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

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The most sensitive estimates affecting the financial statements are:

■ **Fair Value of Financial Instruments**

As discussed in the notes to the financial statements, the Consolidated Plan uses third-party valuations for determining the fair value of its investments, which are based on quoted prices in active markets, matrix pricing techniques based on certain investments' relationships to benchmark quoted prices, or net asset value (NAV) per share if fair value is not readily determinable.

■ **Net Pension Liability/(Asset)**

The net pension liability/(asset) disclosed in Note 5 to the financial statements is determined by an actuarial valuation using actuarial methods and assumptions, which were selected based on risk and market factors affecting governmental entities of similar sizes, pension plan policies, and employee census information.

We evaluated the key factors and assumptions used to develop these estimates in determining that they were reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

Commencement and completion of our audit was delayed due to turnover in key financial positions and the implementation of a new Enterprise Resource Planning (ERP) system during the year.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. No such misstatements were identified.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 27, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Consolidated Plan's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our

Board of Trustees
City of Gainesville, Florida

professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Consolidated Plan's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Changes in Net Pension Liability and Related Ratios; Schedule of Employer Contributions; and Schedule of Investment Returns, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the information and use of the Board of Trustees and management of the City, and is not intended to be, and should not be, used by anyone other than these specified parties.



September 27, 2022
Gainesville, Florida

2021

Consolidated Police Officers' and Firefighters'
Retirement Plan of the City of Gainesville, Florida
Financial Statements
and Independent Auditor's Report

September 30, 2021

PURVIS GRAY

CONSOLIDATED POLICE OFFICERS' AND
FIREFIGHTERS' RETIREMENT PLAN OF THE
CITY OF GAINESVILLE, FLORIDA

FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT

SEPTEMBER 30, 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Consolidated Police Officers' and Firefighters'
Retirement Plan of the City of Gainesville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the Consolidated Police Officers' and Firefighters' Retirement Plan (the Consolidated Plan), a fiduciary component unit of the City of Gainesville, Florida, which comprise the statement of fiduciary net position as of September 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements, which collectively comprise the Consolidated Plan's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

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INDEPENDENT AUDITOR'S REPORT

Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Consolidated Plan as of September 30, 2021, and its changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Changes in Net Pension Liability and Related Ratios; Schedule of Employer Contributions; and Schedule of Investment Returns 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 appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

Board of Trustees
Consolidated Police Officers' and Firefighters'
Retirement Plan of the City of Gainesville, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 27, 2022, on our consideration of the Consolidated Plan'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 Consolidated Plan'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 Consolidated Plan's internal control over financial reporting and compliance.



September 27, 2022
Gainesville, Florida

FINANCIAL STATEMENTS

CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS'
RETIREMENT PLAN OF THE CITY OF GAINESVILLE, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
SEPTEMBER 30, 2021

Assets

Cash and cash equivalents	\$ 10,831,273
Due from City of Gainesville	11,770,697
Dividend receivable	107,303
Miscellaneous other assets	17,818
Investments, at fair value	325,498,422

Total Assets	<u>348,225,513</u>
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Liabilities

Accounts payable and accrued liabilities	<u>8,355</u>
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Net Position Restricted for Pension Benefits	<u><u>\$ 348,217,158</u></u>
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See accompanying notes to financial statements.

CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS'
RETIREMENT PLAN OF THE CITY OF GAINESVILLE, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2021

Additions

Contributions	
Employer contributions	\$ 3,586,271
Employee contributions	2,314,580
Total Contributions	<u>5,900,851</u>
Investment income:	
Net appreciation in fair value of investments	62,969,679
Dividends and interest	4,256,195
Total investment income	<u>67,225,874</u>
(Less investment expense)	<u>(979,038)</u>
Net investment income	<u>66,246,836</u>
Total Additions	<u>72,147,687</u>
Deductions	
Benefit payments	20,008,116
Refunds of contributions	215,510
Administrative expenses	625,466
Total Deductions	<u>20,849,092</u>
Change in Net Position	51,298,595
Net Position - Beginning of Year	<u>296,918,563</u>
Net Position - End of Year	<u>\$ 348,217,158</u>

See accompanying notes to financial statements.

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Note 1 - Summary of Significant Accounting Policies

The Consolidated Police Officers' and Firefighters' Retirement Plan (the Consolidated Plan) of the City of Gainesville, Florida is a contributory defined benefit single-employer pension plan that covers City sworn police officers and firefighters. The Consolidated Plan is established under City of Gainesville (the City) Code of Ordinances, Article 7, Chapter 2, Division 8. It complies with the provisions of Chapter 112, Part VII, Florida Statutes; Chapter 22D-1 of the Florida Administrative Code; Chapters 175 and 185, Florida Statutes; and Article X, Section 14 of the Florida Constitution, governing the establishment, operation, and administration of plans.

The accompanying financial statements include the Consolidated Plan, which is reported as a component unit in the City's annual comprehensive financial report.

Basis of Accounting

The accompanying financial statements are prepared using the accrual basis of accounting. Employee and employer contributions are recognized as revenues in the period in which employee services are performed. Benefits and refunds are recognized when due and payable.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates.

Due from City of Gainesville

The City maintains an accounting system which centralizes the cash and cash equivalent function for all of the City's funds. The Consolidated Plan's "share" of these pooled cash and cash equivalents is included as due from City of Gainesville on the accompanying Statement of Fiduciary Net Position, as those funds are not deposited in the Consolidated Plan's Trust Fund.

Note 2 - Plan Description

Plan Board

The Board of Trustees of the Consolidated Plan is composed of five individuals. Two are appointed by the City Commission, one police officer is elected by active police members, one firefighter is elected by active fire members and a fifth member selected by the other four trustees and confirmed by the City Commission through a ministerial function. This Consolidated Plan and any amendments were adopted through a City Ordinance by the Commission of the City of Gainesville in accordance with Florida Statutes. The Board of Trustees approves plan amendments.

Plan Membership

As of October 1, 2020, Consolidated Plan membership consisted of the following:

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Active plan members	410
Inactive plan members:	
Retirees and beneficiaries currently receiving benefits	469
Retirees and beneficiaries entitled to, but not yet receiving benefits	39
Total	<u><u>918</u></u>

In order to become a member of the Consolidated Plan, a person must be employed by the City on a full-time basis as a certified firefighter or law enforcement officer. An otherwise eligible employee may elect to have future City contributions made to International City/County Management Association's defined contribution plan in lieu of continuing active membership in the Consolidated Plan.

Plan Benefit Terms

The Consolidated Plan provides retirement, disability, termination, and death benefits to plan members and beneficiaries.

Monthly Accrued Benefit

- Prior to October 1, 2005, 2.5% of final average earning multiplied by credited service.
- From October 1, 2005 to July 1, 2013, for police officers, and December 31, 2013, for firefighters, 2.625% of final average earning multiplied by credited service.
- The multiplier applied to credited service earned on or after July 1, 2013, for police officers, and on or after January 1, 2014, for firefighters was changed to 2.5%.

Final Average Earnings

- Average earnings for the highest 36 consecutive months, or highest 48 consecutive months for police officers who became members on or after July 1, 2013.
- For members who joined the Consolidated Plan on or after October 1, 1996, earnings are limited to \$150,000 per year (as indexed).

Normal Retirement Age and Benefit

Age – Age 55 with at least 10 years of credited service or at any age with at least 20 years of credited service, or any age if combined age and credited service is at least 70. For police officers who become participants on or after July 1, 2013, and firefighters who become participants on or after January 1, 2014, the normal retirement date is age 55 with at least 10 years of credited service or any age with at least 25 years of credited service, or any age if combined age and credited service is at least 70.

Amount – Monthly accrued benefit as described above.

Form of Payment –

- Life annuity with ten years certain (normal form of payment)
- Life annuity
- Actuarially reduced by 66 2/3% joint and contingent annuity (optional)

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

- Actuarially reduced by 50% joint and last survivor annuity (optional)
- Actuarially reduced by 66 2/3% joint and last survivor annuity (optional)
- Actuarially reduced by 75% joint and last survivor annuity (optional)
- Actuarially reduced by 100% joint and last survivor annuity (optional)

All forms of payment guarantee at least the return of member contributions. In addition, the member may change the joint annuitant after retirement under the conditions set forth in the Consolidated Plan.

Early Retirement Age and Benefit

Age – Age 50 with at least 10 years of credited service.

Amount – Monthly accrued benefit actuarially reduced by no more than 3% per year for each year that age at retirement precedes age 55.

Form of Payment – Same as for normal retirement.

Disability Retirement Eligibility and Benefit

Eligibility – Active members are eligible for a disability benefit provided that they either: (1) become totally and permanently disabled in the line of duty, or (2) have earned at least 5 years of credited service and become totally and permanently disabled not in the line of duty.

Amount – A monthly benefit equal to the largest of (a), (b), or (c), as follows:

- (a) Monthly Accrued Benefit;
- (b) 42% of final average earnings (for disabilities incurred in the line of duty); or
- (c) 25% of final average earnings (for all other disabilities).

Form of Payment – Same as for normal retirement, but in no event will payments be made after the member's recovery from such disability.

Termination Benefit

Age – Age 55 with early commencement available as early as age 50 with at least 10 years of credited service.

Amount – Monthly accrued benefit actuarially reduced, but not to exceed 3% per year, for each year that age at retirement precedes age 55.

Form of Payment – Same as for normal retirement. (Note: Members with less than 10 years of credited service who terminate employment will receive a refund of their membership contributions. Members with at least 10 years of credited service who terminate employment may elect to receive a refund of their member contributions in lieu of any other Consolidated Plan benefit).

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Cost of Living Adjustments (COLA)

- A retired member on or before October 1, 1999, will receive an annual 2% COLA beginning at the later of November 1, 1999, and the October 1 following the member's 62nd birthday.
- A member who retires after October 1, 1999, (including DROP participants) with 25 or more years of service will receive an annual 2% adjustment beginning at the later of November 1, 1999, and the October 1 following the member's 55th birthday.
- A member who retires after October 1, 1999, (including DROP participants) with 20 or more years of service but less than 25 years of service or who retires on or after July 9, 2007, under the Rule of 70 with less than 20 years of service will receive an annual 2% adjustment beginning at the later of November 1, 1999, and the October 1 following the member's 62nd birthday.
- A member who receives a disability retirement after October 1, 1999, shall upon attainment of age 62 on or before October 1 have the next monthly retirement benefit adjusted by 2% beginning the benefit for the month of October next coincident with the retiree's attainment of age 62.
- Members who are police officers with less than 20 years of service as of July 1, 2013, are required to have 25 years of service to receive a COLA of 1% beginning at age 55, increasing to 2% at age 62. Such members who retire with less than 25 years of service will receive no COLA.

Contribution Requirements

The contribution requirements of Plan members and the City are established and may be amended by City Ordinance approved by the City Commission in accordance with Part VII, Chapter 112, Florida Statutes.

Firefighters contribute 9.0% of gross pay and police officers contribute 7.5% of gross pay. The City is required to contribute at an actuarially determined rate; the rate for fiscal year 2021 was 9.72% of covered payroll for police personnel and 7.01% for fire personnel. This rate was influenced by the issuance of the Taxable Pension Obligation Bonds, Series 2003B and the Special Obligation Revenue Bonds, Series 2020. In addition, state contributions are also made to the Consolidated Plan on behalf of the City under Chapters 175/185, Florida Statutes. Administrative costs are financed through investment earnings.

Deferred Retirement Option Program

Effective October 1, 1999, a deferred retirement option program (DROP) has been established. A member is eligible for participation in the DROP after completing 25 years of service or provided combined age and credited service is at least 70. Members of the DROP continue as active employees but no longer contribute or accrue benefits. The accrued benefit is calculated at entry into the DROP and is paid into an account within the Consolidated Plan designated by the member for investment. The maximum period of participation is 60 months. At termination of employment, participant is paid balance of account in the form elected. The balance due to DROP participants at September 30, 2021, is \$4,129,778 and is held by the Consolidated Plan pursuant to the DROP.

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Effective July 10, 2007, a reverse deferred retirement option program (reverse DROP) has been established. A member is eligible for participation in the reverse DROP if eligibility for the DROP has been met as of the effective date of commencement in the DROP. Participation in the reverse DROP allows the participant to select a date in the past (the effective date of commencement) for participation in the DROP.

Note 3 - Deposits with Financial Institutions and Investments

Cash and investments as of September 30, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position

Cash and cash equivalents	\$ 10,831,273
Investments	325,498,422
Total Cash and Investments	\$ 336,329,695

Cash and Investments

The Consolidated Plan invests in the State Street Bank Global Advisors' (SSGA) fund: Short-Term Investment Fund (STIF). These investments are included as part of the cash and cash equivalents in the financial statements. As of September 30, 2021, the pooled money investment account with the SSGA STIF totaled approximately \$9.9 million. The cash equivalents reported in the Statement of Fiduciary Net Position are reported at fair value. As of September 30, 2021, the weighted average maturity was 43 days for the SSGA STIF. The SSGA STIF is rated as P1.

Rate of Return

For the year ended September 30, 2021, the annual money-weighted rate of return on the Consolidated Plan investments, net of investment expense, was 17.80%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The investment policies described below provide guidelines for the credit ratings of specific types of investments. Presented below is the rating as of year-end for each investment type:

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Investment Type	Fair Value	Unrated / Exempt	AAA	AA
Equities	\$ 261,052,826	\$ 261,052,826	\$ -	\$ -
Limited partnerships	43,184,860	43,184,860	-	-
Real estate	21,260,736	21,260,736	-	-
Total	\$ 325,498,422	\$ 325,498,422	\$ -	\$ -

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater is the sensitivity of its fair value to changes in market interest rates. The Consolidated Plan's investment policies do not provide specific restrictions as to maturity length of investments. Information about the sensitivity of the fair values of the Consolidated Plan's investments to market interest rate fluctuations is provided below, using the segmented time distribution method:

Investment Type	Fair Value	Exempt from Disclosure	< 2 Years	2-5 Years	5-10 Years
Equities	\$ 261,052,826	\$ 261,052,826	\$ -	\$ -	\$ -
Limited partnerships	43,184,860	43,184,860	-	-	-
Real estate	21,260,736	21,260,736	-	-	-
Total	\$ 325,498,422	\$ 325,498,422	\$ -	\$ -	\$ -

Investment Policy

The investment policy of the Consolidated Plan is established and amended by the Board of Trustees. There were no significant changes to the investment policy during fiscal year 2021.

The primary investment objective of the Consolidated Plan is to ensure an adequate level of assets are available to fund the benefits guaranteed to City Police and Fire employees and their beneficiaries at the time they are payable. In meeting this objective, the Board of Trustees seeks to achieve a high level of investment return consistent with a prudent level of risk.

A secondary objective is to earn total rate of return after expenses that equals or exceeds the actuarial investment return assumption. The Board of Trustees, with the help from actuary and investment consultant, will use the Consolidated Plan's asset allocation as the primary tool to achieve this objective. As this is a long-term projection and investments are subject to short-term volatility, the main investment focus of the Board of Trustees towards the Consolidated Plan and each investment manager will be on performance relative to the appropriate asset class, mix of asset classes, and peer performance over relevant time periods. Each manager is expected to maintain consistent philosophy and style, perform well versus others utilizing the same style, and add incremental value after costs.

Other general investment objectives for the Consolidated Plan are:

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

- Long-term growth of capital – In the absence of contributions and withdrawals, the asset value of the Consolidated Plan should grow in the long run and earn rates of return greater than those of its Policy Index while avoiding excessive risk.
- Preservation of purchasing power – Asset growth, exclusive of contributions and withdrawals, should exceed the rate of inflation (as measured by annual consumer price index) in order to preserve purchasing power.
- Maintain sufficient funding – Funding should be sufficient to cover unexpected developments, possible future benefit increases and reduction of expected investment returns.

The investment managers may exercise full investment discretion within the prescribed investment policy guidelines and must adhere with Chapters 175/185, Florida Statutes and Section 112.661, Florida Statutes.

Note 4 - Fair Value Measurements

The Consolidated Plan records assets and liabilities in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, which determines fair value, establishes a framework for measuring fair value and expands disclosures about fair value measurement.

Fair value is defined in GASB Statement No. 72 as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date (an exit price). Fair value is a market-based measurement for a particular asset or liability based on assumptions that market participants would use in pricing the asset or liability. Such assumptions include observable and unobservable inputs of market data, as well as assumptions about risk and the risk inherent in the inputs to the valuation technique.

As a basis for considering market participant assumptions in fair value measurements, GASB Statement No. 72 establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value into three broad levels:

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs that reflect the City's own assumptions about factors that market participants would use in pricing the asset or liability (including assumptions about risk).

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Real estate investments are valued by market assumptions provided by the individual managers of each fund. The managers determine the fair value of the underlying investments of the fund then allocate their fair value to the Consolidated Plan's investments based on the percentage of ownership it has in the fund. For investments in certain entities that calculate net asset value (NAV) that do not have a readily determinable fair value, the Consolidated Plan is permitted to report fair value on the NAV per share as a practical expedient, where certain conditions are met. Such measurements are included within the disclosure, but should not be classified as Level 1, Level 2, or Level 3 within the hierarchy.

Fair value measurements are performed on a recurring basis. Financial assets and liabilities are classified in their entirety based on the lowest level of input that is significant to the fair value measurement. Management's assessment of the significance of a particular input to the fair value measurement requires judgement and may affect the valuation of fair value assets and liabilities and their place within the fair value hierarchy levels.

The following table categorizes the Consolidated Plan's investments within the fair value hierarchy, as follows:

Investments by Fair Value Level	September 30, 2021	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Equities	\$ 261,052,826	\$ 261,052,826	\$ -	\$ -
Totals	\$ 261,052,826	\$ 261,052,826	\$ -	\$ -

Investments Measured at Net Asset Value (NAV)	Total Investments	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Real estate strategies ¹	\$ 21,260,736	\$ 5,593,000	Daily	1-3 Days, Subjective
Alternative investments ²	43,184,860	-	Daily, Monthly, Biannual	60-90 Days, Subjective
Total Investments Measured at NAV	64,445,596	\$ 5,593,000		
Total Investments	\$ 325,498,422			

¹ Real Estate Strategies – This type includes two commingled real estate funds comprised of diversified commercial and residential real estate investments. Participation in these investments is through commingled funds with ownership measured in shares of the funds. These investments typically provide daily liquidity with redemption requests processed within 1 - 3 days, subject to certain restrictions and the availability of cash. On March 20, 2020, the Principal U.S. Property Account applied a redemption limitation that provides for redemptions on a pro rata basis as cash balances become available for distribution. The Consolidated Plan had no redemptions in queue as of September 30, 2021.

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

² *Alternative Investments* – This type includes five funds with a variety of investments including structured credit investments, securitized credit investments, sovereign credit investments, high yield credit investments, and residential bridge loans, which offer attractive risk/return profiles, and provide portfolio diversification. Participation in these funds is through a collective trust, commingled funds and limited partnerships, with ownership measured in shares of the collective trust, commingled funds, or partners' capital. These investments typically provide daily, monthly, or biannual liquidity with redemption requests required 60-90 days prior to trade settlement date, subject to certain restrictions and the availability of cash.

Note 5 - Net Pension Liability/(Asset)

The components of the net pension liability/(asset), measured as of September 30, 2021, were as follows:

Total pension liability	\$ 305,888,606
Plan fiduciary net position	<u>348,217,158</u>
Net Pension Liability/(Asset)	<u>\$ (42,328,552)</u>

Plan fiduciary net position as a percentage of the total pension liability	113.84%
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Significant Actuarial Assumptions

The total pension liability was determined based on October 1, 2020 actuarial valuation, updated to September 30, 2021, using the following actuarial assumptions:

Inflation	2.50%
Salary Increase for Police Employees with less than 5 Years of Service	6.00%
Salary Increase for Fire Employees with less than 5 Years of Service	5.00%
Salary Increase for Police Employees with 5 to 9 Years of Service	5.00%
Salary Increase for Fire Employees with 5 to 9 Years of Service	4.00%
Salary Increase for Police Employees with 10 to 14 Years of Service	4.00%
Salary Increase for Fire Employees with 10 to 14 Years of Service	3.00%
Salary Increase for Police Employees with more than 14 Years of Service	3.00%
Salary Increase for Fire Employees with more than 14 Years of Service	2.00%
Investment Rate of Return	7.90%

Mortality rates were based on the PubS.H-2010 (Below Median) Combined Fully Generational Mortality Table, set forward one year. 50% of deaths among active members are assumed to be service incurred, and 50% are assumed to be non-service incurred. Disabled mortality is based 80% on the PubG.H-2010 Disability Retiree Mortality Table and 20% on the PubS.H-2010 Disability Retiree Mortality Table.

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

The actuarial assumptions were based on the assumptions approved by the Board of Trustees in conjunction with an experience study covering the 5-year period ending on September 30, 2010. Due to Consolidated Plan changes first valued in the October 1, 2012, actuarial valuation, changes to the assumed retirement rates and the valuation methodology for the assumed increase in benefit service for accumulated sick leave and accumulated vacation paid upon termination were made. Payroll growth assumptions were updated in 2012, and investments were reviewed by the Board of Trustees in February of 2015, based on an asset liability study reflecting the current investment policy.

Discount Rate

The discount rate used to measure the total pension liability was 7.90%. The projection of cash flows used to determine the discount rate assumed that Consolidated Plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the actuarially determined contribution rates less the member and state contributions. Based on those assumptions, the Consolidated Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the Consolidated Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments can be determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. For 2021 the inflation rate assumption of the investment advisor was 2.50%. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of geometric real rates of return for each major asset class included in the Consolidated Plan's target asset allocation are summarized in the following table:

	Target Allocation	Long-Term Expected Rate of Return *
Large cap equity	35.00%	6.80%
Small cap equity	15.00%	7.60%
International equity	20.00%	7.70%
Securitized credit	5.00%	3.20%
High yield	7.50%	4.00%
Real estate	17.50%	4.90%
Total	100.00%	

* Based on 10 year returns

**CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
OF THE CITY OF GAINESVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

Sensitivity of the Net Pension Liability/(Asset) to Changes in the Discount Rate

The following presents the net pension liability/(asset), calculated using the discount rate of 7.90%, as well as what the Consolidated Plan's net pension liability/(asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (6.90%) or 1 percentage-point higher (8.90%) than the current rate:

	1% Decrease (6.90%)	Current Discount Rate (7.90%)	1% Increase (8.90%)
Net Pension Liability/(Asset)	\$ (7,364,085)	\$ (42,328,552)	\$ (71,429,745)

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION
CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability								
Service costs	\$ 4,235,165	\$ 3,905,032	\$ 3,757,740	\$ 3,682,078	\$ 4,254,335	\$ 3,812,252	\$ 4,094,841	\$ 3,730,365
Interest	23,425,956	22,777,676	22,397,470	21,993,597	21,463,554	20,156,185	23,375,806	19,299,422
Change in Excess State Money	-	-	(951,203)	-	-	-	-	-
Share Plan Allocation	398,142	890,108	951,203	-	-	-	-	-
Differences between expected and actual experience	159,551	501,678	(1,185,483)	(2,419,821)	2,311,687	(6,006,515)	(140,568)	-
Changes of assumptions	(4,514,316)	-	3,102,805	4,612,282	2,158,450	2,719,455	2,608,508	2,523,158
Contributions - Buy Back	-	7,400	-	-	-	-	-	-
Benefit payments, including refunds of employee contributions	(20,223,626)	(20,188,276)	(19,538,102)	(19,464,524)	(16,100,144)	(15,444,821)	(17,602,583)	(12,898,782)
Net change in total pension liability	3,480,872	7,893,618	8,534,430	8,403,612	14,087,882	5,236,556	12,336,004	12,654,163
Total pension liability-beginning	302,407,734	294,514,116	285,979,686	277,576,074	263,488,192	258,251,636	245,915,632	233,261,469
Total pension liability-ending (a)	\$ 305,888,606	\$ 302,407,734	\$ 294,514,116	\$ 285,979,686	\$ 277,576,074	\$ 263,488,192	\$ 258,251,636	\$ 245,915,632
Plan Fiduciary Net Position								
Employer contributions	\$ 2,048,850	\$ 51,905,342	\$ 4,958,811	\$ 4,507,892	\$ 4,294,312	\$ 3,716,354	\$ 3,682,847	\$ 3,855,020
Employee contributions	2,314,580	2,113,851	1,946,523	1,963,471	2,024,693	2,093,074	1,972,417	2,067,685
State contributions	1,537,422	3,141,731	-	1,366,304	1,254,172	1,242,740	1,269,827	1,259,995
Contributions - Buy Back	-	7,400	-	-	-	-	-	-
Net investment income	66,246,836	17,227,545	3,521,972	24,056,126	31,854,789	22,310,321	(93,259)	21,911,535
Benefit payments, including refunds of employee contributions	(20,223,626)	(20,188,276)	(19,538,102)	(19,464,524)	(16,100,144)	(15,444,821)	(17,602,583)	(12,898,782)
Administrative expense	(622,712)	(708,558)	(771,292)	(699,346)	(564,203)	(585,416)	(609,229)	(609,264)
Other	(2,754)	-	91,875	-	-	-	-	-
Net change in plan fiduciary net position	51,298,596	53,499,035	(9,790,213)	11,729,923	22,763,619	13,332,252	(11,379,980)	15,586,189
Plan fiduciary net position-beginning	296,918,562	243,431,612	253,221,825	241,763,801	219,000,182	205,667,930	217,047,910	201,461,721
Adjustment to beginning of year	-	(12,085)	-	(271,899)	-	-	-	-
Plan fiduciary net position-ending (b)	\$ 348,217,158	\$ 296,918,562	\$ 243,431,612	\$ 253,221,825	\$ 241,763,801	\$ 219,000,182	\$ 205,667,930	\$ 217,047,910
City's net pension liability (asset)-ending (a)-(b)	\$ (42,328,552)	\$ 5,489,172	\$ 51,082,504	\$ 32,757,861	\$ 35,812,273	\$ 44,488,010	\$ 52,583,706	\$ 28,867,722
Plan fiduciary net position as a percentage of the total pension liability	113.84%	98.18%	82.66%	88.55%	87.10%	83.12%	79.64%	88.26%
Annual covered payroll	\$ 28,654,045	\$ 26,077,644	\$ 24,058,071	\$ 25,263,376	\$ 25,501,291	\$ 23,885,642	\$ 25,539,198	\$ 24,364,333
Net pension liability/(asset) as a percentage of covered payroll	-147.72%	21.05%	212.33%	129.67%	140.43%	186.25%	205.89%	118.48%

Notes to Schedule:

Changes of assumptions:

For measurement date September 30, 2021, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2019

FRS valuation report for special risk employees, with appropriate adjustments made based on plan demographics.

For measurement date September 30, 2019, the investment rate of return was reduced from 8.00% to 7.90%.

For measurement date September 30, 2018, the investment rate of return was reduced from 8.10% to 8.00%.

For measurement date September 30, 2017, the investment rate of return was reduced from 8.20% to 8.10%.

For measurement date September 30, 2016, the investment rate of return was reduced from 8.30% to 8.20%.

For measurement date September 30, 2015, the investment rate of return was reduced from 8.40% to 8.30%.

REQUIRED SUPPLEMENTARY INFORMATION
CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EMPLOYER CONTRIBUTIONS

Fiscal Year Ended	Actuarially determined contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered payroll	Contributions as percentage of covered payroll
9/30/2021	\$ 2,048,850	2,048,850	\$ -	\$ 28,654,045	7.15%
9/30/2020	\$ 5,680,398	51,905,342	\$ (46,224,944)	\$ 26,077,644	199.04%
9/30/2019	\$ 4,958,811	4,958,811	\$ -	\$ 24,058,071	20.61%
9/30/2018	\$ 4,507,892	4,507,892	\$ -	\$ 25,263,376	17.84%
9/30/2017	\$ 4,294,312	4,294,312	\$ -	\$ 25,501,291	16.84%
9/30/2016	\$ 3,716,354	3,716,354	\$ -	\$ 23,885,642	15.56%
9/30/2015	\$ 3,682,847	3,682,847	\$ -	\$ 25,539,198	14.42%
9/30/2014	\$ 3,855,020	3,855,020	\$ -	\$ 24,364,333	15.82%

Notes to Schedule

Actuarially determined contribution rates are calculated as of October 1, 2019, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Mortality rates

RP-2000 combined fully generational mortality table with blue collar adjustment.

Interest rate

7.90% per year, compounded annually, net of investment related expenses.

Rate of retirement

100% of Firefighters and Police Officers at 25 years of service. 5% of Firefighters and Police Officers after 21-24 credit years. 17.50% and 25% of Firefighters' and Police Officers' at 20 years of service, respectively.

Disability rate

Sample of rates of disability are shown below:

Age	Disability Rate
25	0.105%
30	0.144%
35	0.182%
40	0.308%
45	0.434%
50	0.854%
55	1.274%

REQUIRED SUPPLEMENTARY INFORMATION
CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF EMPLOYER CONTRIBUTIONS

Termination rates

Sample rates of termination are shown below.

Service	Firefighters	Police Officers
0-5	0.5%	0.7%
6-9	1.5%	3.5%
10-11	0.0%	2.5%
12+	0.0%	0.0%

Salary increases

Rates of salary increases are shown below.

Service	Firefighters	Police Officers
0-4	5.0%	6.0%
5-9	4.0%	5.0%
10-14	3.0%	4.0%
15+	2.0%	3.0%

State contributions

State premium tax revenue is assumed to be the same as the most recent distribution.

Payroll increase rate

Police Officers: 3.0% - 6.0%; Firefighters: 2.0% - 5.0%.

3.0% per year for projecting aggregate payroll to the following fiscal year and 2.45% for determining amortization payments towards the unfunded accrued liability.

Marital assumptions

90% of active members are assumed to be married with males 2 years older than females.

Overtime pay

Overtime pay is assumed to equal to 6.5% of non-overtime related pensionable earnings in the years preceding retirement.

Vacation payout upon termination

Accumulated vacation that is payable upon termination of employment is assumed to be equal to the vacation balance as of July 1, 2013, for police officers and January 1, 2014, for firefighters.

Accumulated sick leave

Accumulated sick leave is assumed to increase benefit service according to the balance as of July 1, 2013, for police officers and January 1, 2014, for firefighters.

Funding method

Entry Age Normal Actuarial Cost Method.

Asset allocation method

Investment returns are allocated by group.

Actuarial asset method

Actuarial value.

Amortization periods

Plan changes, assumption/method changes, and gains or losses are amortized over a 30 year period.

The schedule will present ten years comparative data in the future.

REQUIRED SUPPLEMENTARY INFORMATION
CONSOLIDATED POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF GAINESVILLE, FLORIDA
SCHEDULE OF INVESTMENT RETURNS

FY	Annual Money-Weighted Rate of Return on Pension Plan Investments
2021	17.80%
2020	7.10%
2019	1.30%
2018	10.22%
2017	11.20%
2016	11.20%
2015	0.00%
2014	11.01%

Note to Schedule

The schedule will present ten years comparative data in the future.

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*

Board of Trustees
City of Gainesville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Consolidated Police Officers' and Firefighters' Retirement Plan (the Consolidated Plan), a fiduciary component unit of the City of Gainesville, Florida (the City), which comprise the statement of fiduciary net position as of and for the year ended September 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements, which collectively comprise the Consolidated Plan's basic financial statements, and have issued our report thereon dated September 27, 2022.

Report on Internal Control over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant

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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***

deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified the following deficiency in internal control, that we consider to be a significant deficiency:

■ **2021-1 – Investment and Pension Activity Reconciliations**

Condition: Due to the City implementing a new enterprise resource planning (ERP) system in the current year and significant turnover in the finance department, investment statements and pension activity were not reconciled to the general ledger on a timely basis. As a result, there were significant errors in the Consolidated Plan’s account balances per the general ledger during the year ended September 30, 2021. A consultant, engaged by the City several months after year end, reviewed and corrected general ledger account balances prior to the audit.

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Effect: Inaccurate financial information within the general ledger could result in material misstatements of the financial statements.

Recommendation: We recommend management reconcile investment and pension activity to its general ledger monthly.

Management’s Response to Finding

Government Auditing Standards requires the auditor to perform limited procedures on management’s response to the finding identified in our audit, which is included in the accompanying management response letter. Management’s response was not subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on the response.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Consolidated Plan’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not

Board of Trustees
City of Gainesville, Florida

**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***

express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

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.



September 27, 2022
Gainesville, Florida



City of Gainesville

Department of Financial Services

September 29, 2022

Board of Trustees

City of Gainesville, Florida

Re: Management response to the Independent Auditor's Report and Management Letter for the Consolidated Police Officers' and Firefighters' Retirement Plan Financial Statements for the period ended September 30, 2021

2021-1 - Investment and Pension Activity Reconciliations

Condition: Due to the City implementing a new enterprise resource planning (ERP) system in the current year and significant turnover in the finance department, investment statements and pension activity were not reconciled to the general ledger on a timely basis. As a result, there were significant errors in the Consolidated Plan's account balances per the general ledger during the year ended September 30, 2021. A consultant, engaged by the City several months after year end, reviewed and corrected general ledger account balances prior to the audit.

Criteria: Management is responsible for the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Effect: Inaccurate financial information within the general ledger could result in material misstatements of the financial statements.

Recommendation: We recommend management reconcile investment and pension activity to its general ledger monthly.

Management response: Management is aware of this issue. The Accounting Division has experienced significant turnover in recent years, including vacancies in key positions such



City of Gainesville

Department of Financial Services

as the Finance Director and Accounting Manager. This was exacerbated by the implementation of the Enterprise Resource Planning (ERP) system in the middle of the fiscal year (July 2021). To help address these issues, the City hired an experienced external consultant to help with conversion data reconciliation and provide support to the Finance department. In addition, the City entered into a Service Level Agreement with the City-owned Utility (Gainesville Regional Utility) to provide temporary support to the City's finance team, including management of all audit-related items and hiring of vacant positions. As a result of these efforts, a new Controller was hired in June 2022, who is currently serving as the Acting Finance Director. The Accounting Division is fully staffed with the hiring of the Accounting Manager and a Senior Accountant. In addition, the Finance department hired a Financial Systems Architect who will provide support related to the new ERP system. The team is currently working on month-end close processes and will start closing the months in October 2022. Included in the month-end processes is the reconciliation of the investment statements and pension activities to the general ledger. This will ensure subsidiary ledgers balance to the general ledger, and all balances are reconciled and reviewed on a monthly basis. We will also start distributing trial balance and other financial reports to the Board for their review.

Sincerely

Sue Wang
Acting Finance Director

City of Gainesville

FY 2021 Annual Comprehensive Financial Report

Frequently Asked Questions (FAQs)

1. What does the report say?

The Fiscal Year (FY) 2021 Annual Comprehensive Financial Report from external auditors Purvis Gray & Company includes four findings. Two date back to FY 2018: 1) Bank Reconciliations and 2) Financial Close and Reporting. The others are: 3) Building Permit Revenue Reconciliation and 4) Schedule of Expenditures of Federal Awards and State Grants. It is also important to note that the FY 2021 report from Purvis Gray & Company included no new findings, no fraud in financial operations or theft of City funds.

2. What caused these problems?

Governmental finance and accounting covers multiple and diverse areas, including accounting, budget, payroll, accounts receivable, accounts payable, cash receipt and investment, debt management, capital assets, grants, contract management and procurement. The department's accounting staff had the job of compiling financial statements according to government accounting standards but high turnover and a new enterprise planning system led to issues.

3. Why aren't all the issues resolved by now?

In order to best address the findings, systematic changes were needed in the Department of Financial Services. This included the hiring of accounting staff with municipal finance and accounting knowledge and experience to help create standard operating procedures in accordance with government accounting standards.

Further complicating the accounting challenges, the City implemented a new enterprise resource planning system in FY 2021. This resulted in reconciling nine months of data from the prior system with three months of data from the new system. This required significant time and effort while, at the same time, the department worked to address the report findings.

4. How is the City getting the financial accounting and reporting back on track, and how long will that take?

Getting back on track depends on a solid understanding of the new enterprise resource planning system. Understanding how data enters the system, flows across sections from one ledger to another, and is internally mapped is crucial. To get there, the department now has a robust training program and qualified people in the right positions.

- A finance director, who is a certified public accountant and certified public finance officer, to lead the department
- A financial systems architect to specifically train staff on the new enterprise resource planning system
- An accounting manager and a senior accountant with broad governmental accounting experience
- An internal control manager, who is a certified internal auditor and fraud examiner, to manage documentation and internal control issues

5. The annual audit is now issued. When would additional data be available?

Per state requirements, the annual audit will be published to the City's website when approved by the city commission on Dec. 15. The Department of Financial Services staff is working to stabilize financial operations and reporting functions. They are also confirming the new enterprise resource planning system is working effectively. Once complete, staff will work to develop additional data sets for the public.

6. What lessons will the City implement to make sure this doesn't happen again?

The breakdowns in financial operations and reporting that occurred beginning in FY 2018 were primarily due to significant turnover in personnel and a breakdown in standard operating procedures. Today the City is dedicated to creating appropriate succession plans and ensuring staff is trained and cross trained in business operations.



City of Gainesville Agenda Report

File #: 2022-784

Agenda Date: December 15, 2022

Department: Sustainable Development

Title: 2022-784 Agenda Item - Contract for Purchase and Sale of Real Property – Shands Teaching Hospital and Clinics, Inc. (B)

Description: This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property for conveyance of the subject property to the City and located proximate to the proposed Eastside Urgent Care Clinic on SE 8th Avenue.

Explanation:

Staff has discussed this proposed conveyance of the subject property proximate to the proposed Eastside Urgent Care Clinic in order to assist in facilitating the transformative nature of the overall project.

Staff has worked on contract terms with the Seller's representative over the past few months.

Proposed terms of the Contract are as follows:

- Purchase price of \$10 (essentially a donation) from (Seller) Shands Teaching Hospital and Clinics, Inc. to City of Gainesville (Buyer) for the 4.27 acre mol subject property
- Acceptable Title/Survey by Buyer
- 10 day due diligence period from effective date (due diligence has been in progress)
- Closing to occur following the due diligence period and prior to January 20, 2023
- No real estate commission
- Contract contingency that the City will construct the surrounding road network beginning in May 2023 with completion in one (1) year with an approximate cost of \$2.2 million dollars.

The subject parcel (a portion of parcel ID #11299-000-000) will be the subject of a minor subdivision application to the City of Gainesville which is currently in progress.

Strategic Connection:

Goal 4: Resilient Local Economy

Goal 5: Best in Class Neighbor Services

Fiscal Note:

The Seller is conveying this property to the City as a sale for \$10 with a contract contingency that the City will construct the surrounding road network beginning in May 2023 for completion within one (1) year at a cost of approximately \$2.2 million. The GCRA will be funding the road construction.

Recommendation:

The City Commission direct: 1) the City Manager, or designee, to execute the Contract for Purchase and Sale of Real Property regarding the subject property and all related documents subject to approval as to form and legality by the City Attorney; 2) authorize the Mayor, or designee, to execute and deliver, and the City Clerk, or designee, to attest the Special Warranty Deed conveying fee simple title; and, 3) authorize and direct pursuant to 270.11, Fla. Stat. that the Special Warranty Deeds include a release and discharge of all of the City's oil, gas, and mineral rights on the subject property.

5. **TITLE EVIDENCE:** Within 10 days of the effective date:
 Title insurance commitment with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see Standard A for terms) shall be obtained by (CHECK ONLY ONE):
 ___ (1) Seller, at Seller's expense and delivered to Buyer or Buyer's attorney; or
 X (2) Buyer at Buyer's expense.
6. **CLOSING DATE:** This transaction shall be closed and the closing documents delivered on or before **January 20, 2023** ("Closing"), unless modified by other provisions of this Contract. Closing shall occur at Salter Feiber, P.A., 3940 Northwest 16th Boulevard, Building B, Gainesville, Florida 32605.
7. **RESTRICTIONS; EASEMENTS; LIMITATIONS:** Seller shall convey marketable title free and clear of all liens, encumbrances, mortgages, taxes, or assessments of any kind or nature, only subject to: comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; taxes for year of Closing and subsequent years; provided, that there exists at Closing no violation of the foregoing and none prevent use of the Property for Buyer's intended use.
8. **SURVEY AND DUE DILIGENCE:**
- A. **EXISTING DOCUMENTS:** Within 15 business days after the Effective Date of this Contract, Seller shall provide Buyer with a copy of all surveys, title reports or title insurance policies, environmental and engineering reports and any other reports that pertain to the Property that are in the Seller's possession.
- B. **SURVEY:** The Buyer shall have **ten (10) days** from the Effective Date of this Contract to have the property surveyed at its expense. If the survey shows any encroachments upon or shortages in the land herein described or that the improvements located on the land herein described encroach on the land of others, a copy of such survey shall be furnished to the Seller and the Seller shall have the time to cure such defect as the Contract allows to cure defects of title. Failure to so cure shall be regarded as a default by the Seller.
- C. **DUE DILIGENCE:**
- (1) Commencing on the Effective Date, Buyer and its engineers, architects, and other agents shall have a period of **ten (10) days** (the "Due Diligence Period") within which to undertake such physical inspections and other investigations of, and inquiries concerning, the Property as may be necessary in order for Buyer to evaluate the physical characteristics of the Property, including environmental conditions, as well as such other matters as may be deemed by Buyer to be reasonably necessary to generally evaluate the Property and determine the feasibility and advisability of Buyer's purchase of the Property for the Buyer's intended use.
- (2) In the event Buyer determines, in Buyer's sole discretion, that the Property is not suitable for Buyer's intended use, Buyer may by written notice provided to Seller on or prior to expiration of the Due Diligence Period, terminate this Contract, upon which the Deposit shall be promptly returned to

Buyers Initials: _____

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Sellers Initials: *bf*

Buyer and except as otherwise provided herein, neither party shall have any further liability or obligation hereunder.

(3) For purposes of undertaking physical inspections and investigations of the Property, including but not limited to the Survey, Appraisal, Environmental Phase I, Environmental Phase II, soil studies, asbestos studies, topographical survey, land use and zoning review, water and sewer availability and capacity, ingress/egress, preliminary planning review, covenants and restrictions, coverage ratio, concurrency compliance, and construction time, Seller hereby grants to Buyer and its agents full right of entry upon the Property and any part thereof during the Due Diligence Period and, as long as this Contract has not been terminated, thereafter until Closing. Buyer, as a condition to its exercise of such right of entry, agrees to indemnify the Seller for claims brought against the Seller only to the extent that they are found to result from the negligence of the Buyer, its governing body, or its employees. This indemnification shall not be construed to be an indemnification for the acts, or omissions of third parties, independent contractors or third party agents of the Buyer. This indemnification shall not be construed as a waiver of the Buyer's sovereign immunity, and shall be interpreted as limited to only such traditional liabilities for which the Buyer could be liable under the common law interpreting the limited waiver of sovereign immunity. . Notwithstanding any other provisions of this paragraph, the value of this indemnification is limited to the maximum sum of \$300,000 as the result of all claims and judgments arising out of the same incident or occurrence, not to exceed the sum of \$200,000 for any claim or judgment or portions thereof. In addition, this indemnification shall be construed to limit recovery by the indemnified party against the Buyer to only those damages caused by the Buyer's negligence, and shall specifically exclude any attorney's fees or costs associated therewith.

(4) Buyer shall use its own consultants, engineers and all other related professionals to make its own investigation and determination as to the accuracy or acceptability of any and all matters regarding the Property and the documents.

9. SPECIAL CONDITIONS/CONTINGENCIES:

The land stated in this contract will be transferred to the City for \$10.00 with the agreement the City will build the associated roadways in a timely manner with construction to commence on or around May 4, 2023 and to be completed within one year after construction commences with a not-to-exceed limit of \$2,200,000 according to preliminary construction plans shown in EXHIBIT "B" (to be provided).

10. WARRANTIES & COVENANTS OF SELLER:

A. LITIGATION: Seller covenants and warrants that, to the best of its knowledge, there are no suits, actions, or proceedings pending, whether involving governmental authority or private party, to which Seller is a party and relating to the ownership or operation of the Property, nor has Seller any knowledge of any contemplated actions; and Seller agrees to give Buyer prompt notice of any suits instituted between the date hereof and the Closing date.

B. SELLER'S OWNERSHIP: Seller warrants and covenants that Seller, subject to the contingency set forth in Section 3, has title to the exclusion of all other persons or entities to the fee simple interest in the Property, and the same shall be conveyed by Seller to Buyer at the closing; that, with the exception of the contingency set forth in Section 3, Seller has an unrestricted right to so transfer, that there are no Contracts, leases or understandings affecting the Property or improvements thereon other than those that have been or will be disclosed by provisions of this Contract.

Buyers Initials: _____

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Sellers Initials: *JD*

C. **COMPLIANCE WITH LAW:** Seller warrants and covenants that, to the best of its knowledge, there are no violations of federal, state, or local law, regulations or ordinances affecting the Property and Seller covenants to cure any and all such violations, if such are found to exist, prior to Closing.

D. **ZONING:** Seller further warrants and covenants that it has no knowledge or information of any existing or anticipated federal, state, county, municipal or other orders or actions which might adversely affect Buyer's intended use.

E. **CONDEMNATION:** Seller warrants and covenants that it has not received any written or official notice or otherwise been notified or have any knowledge of any condemnation proceedings against the whole or any part of the Property, by any other government entity.

11. **OCCUPANCY:** Seller shall deliver occupancy of Property to Buyer at time of Closing unless otherwise stated herein. If Property is intended to be rented or occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant to Standard E. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have accepted Property in its existing condition as of time of taking occupancy.
12. **TYPEWRITTEN OR HANDWRITTEN PROVISIONS:** Typewritten or handwritten provisions, riders and addenda shall control all printed provisions of this Contract in conflict with them.
13. **ASSIGNABILITY: (CHECK ONLY ONE):** Buyer ☐ may assign and thereby be released from any further liability under this Contract; ☐ may assign but not be released from liability under this Contract; or ☒ may not assign this Contract.
14. **DISCLOSURES:**
 - A. ☐ CHECK HERE if the property is subject to a special assessment lien imposed by a public body payable in installments which continue beyond Closing and, if so, specify who shall pay amounts due after Closing: ☐ Seller ☐ Buyer ☐ Other (see addendum).
 - B. Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health unit.
 - C. If Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act, the parties shall comply with that Act.
15. **MAXIMUM REPAIR COSTS:** N/A, vacant land.
16. **RIDERS; ADDENDA; SPECIAL CLAUSES:**
CHECK those riders which are applicable AND are attached to this Contract:
 - ☐ CONDOMINIUM
 - ☐ HOMEOWNERS' ASSOCIATION
 - ☐ LEAD-BASED PAINT
 - ☐ INSULATION

Buyers Initials: _____

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Sellers Initials: LS

Any notice or demand to Seller may be given to the following address:

AS TO SELLER:

Shands Teaching Hospital and Clinics, Inc.
P.O. Box 100303
Gainesville, FL 32610

21. **ENTIRE CONTRACT:** This Contract and Exhibits thereto, constitute the entire understanding between the parties hereto with respect to the subject matter hereof and cannot be changed, modified, amended, terminated or any provision hereof waived except by an instrument in writing signed by the parties hereto.
22. **CAPTIONS:** The parties mutually agree that the headings and captions contained in this Contract are inserted for convenience of reference only and are not to be deemed part of or to be used in construing this Contract.
23. **COUNTERPARTS:** This Contract may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
24. **GOVERNING LAW:** The Laws of the State of Florida shall govern this Contract, venue in Alachua County, Florida.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

BUYER:

City of Gainesville, Florida, a municipal corporation

Cynthia W. Curry, Interim City Manager

Date: _____

WITNESSES:

Name

Print Name

Name

Print Name

Buyers Initials: _____

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Sellers Initials: *LB*

APPROVED AS TO FORM AND LEGALITY

 Sean M. McDermott, Senior Assistant City Attorney
 City of Gainesville

SELLER(S):

Shands Teaching Hospital and Clinics, Inc.

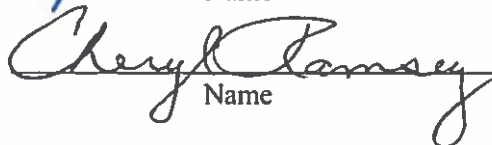


Date: 22 NOV 2022

WITNESSES:


 Name


 Print Name


 Name


 Print Name

DEPOSITS: Deposits under Paragraph 2(a) received (Checks are subject to clearance):

Salter Feiber, P.A., Escrow Agent

By: _____

Buyers Initials: _____

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Sellers Initials: 

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. TITLE INSURANCE: The Title Commitment shall be issued by a Florida licensed title insurer agreeing to issue Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price, insuring Buyer's marketable title to the Real Property, subject only to matters contained in Paragraph 7. and those to be discharged by Seller at or before Closing. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving the Title Commitment to examine it, and if title is found defective, notify Seller in writing specifying the defect(s) which render title unmarketable. Seller shall have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within 5 days after expiration of the 30 day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) within the time provided. If Seller is unable to timely correct the defects, Buyer shall either waive the defects, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. If Seller is to provide the Title Commitment and it is delivered to Buyer less than 5 days prior to Closing, Buyer may extend Closing so that Buyer shall have up to 5 days from date of receipt to examine same in accordance with this Standard.

B. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If the survey discloses encroachment on the Real Property or that improvements located thereon encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

C. WOOD DESTROYING ORGANISMS: N/A – Vacant land.

D. INGRESS AND EGRESS: Seller warrants and represents that there is or will be ingress and egress to the Real Property sufficient for its intended use as described in Paragraph 7 hereof, and title to the Real Property is insurable in accordance with Standard A without exception for lack of legal right of access.

E. LEASES: Seller shall, at least 90 days before Closing, furnish to Buyer copies of all written leases and estoppel letters from each tenant specifying the nature and duration of the tenant's occupancy, rental rates, advanced rent and security deposits paid by tenant. If Seller is unable to obtain such letter from each tenant, the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenant to confirm such information. If the terms of the leases differ materially from Seller's representations, Buyer may terminate this Contract by delivering written notice to Seller at least 5 days prior to Closing. Seller shall, at Closing, deliver and assign all original leases to Buyer.

F. LIENS: Seller shall furnish to Buyer at time of Closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Real Property for 90 days immediately preceding date of Closing. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have

Buyers Initials: _____

Page 8 of 12

Sellers Initials: *h*

been paid or will be paid at Closing of this Contract.

G. PLACE OF CLOSING: Closing shall be held in the county wherein the Real Property is located at the office of Salter Feiber, P.A., 3940 Northwest 16th Boulevard, Building B, Gainesville, Florida 32605 ("Closing Agent").

H. TIME: In computing time periods of less than six (6) days, Fridays, Saturdays, Sundays and state or national legal holidays shall be excluded. Any time periods provided herein which shall end on a Friday, Saturday, Sunday or a legal holiday shall extend to 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

I. CLOSING DOCUMENTS: Buyer shall furnish the deed, bill of sale, certificate of title, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments.

J. EXPENSES: Buyer will pay recording fees on notes, mortgages and financing statements, and recording fees for the deed. Seller will pay taxes on the deed and recording fees for documents needed to cure title defects. Unless otherwise provided by law or rider to this Contract, charges for the following related title services, namely title evidence, title examination, and closing fee (including preparation of closing statement), shall be paid by the party responsible for furnishing the title evidence in accordance with Paragraph 5.

K. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses of the Property shall be prorated through the day before Closing. Buyer shall have the option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing, or occupancy, if occupancy occurs before Closing. Advance rent and security deposits will be credited to Buyer. Escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties; failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration based on an estimate shall, at request of either party, be readjusted upon receipt of tax bill on condition that a statement to that effect is signed at Closing.

L. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens imposed by public bodies as of Closing are to be paid by Seller. Pending liens as of Closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at Closing, be charged an amount equal to the last estimate or assessment for the improvement by the public body.

M. INSPECTION, REPAIR AND MAINTENANCE: N/A – Vacant land.

N. RISK OF LOSS: If the Property is damaged by fire or other casualty before Closing and cost of restoration does not exceed 3% of the assessed valuation of the Property so damaged, cost of restoration shall

Buyers Initials: _____

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Sellers Initials: 

be an obligation of the Seller and Closing shall proceed pursuant to the terms of this Contract with restoration costs escrowed at Closing. If the cost of restoration exceeds 3% of the assessed valuation of the Property so damaged, Buyer shall either take the Property as is, together with either the 3% or any insurance proceeds payable by virtue of such loss or damage, or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract.

O. CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If the title agent insures adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow and closing procedure required by this Standard shall be waived. Unless waived as set forth above the following closing procedures shall apply: (1) all closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 5 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

P. ESCROW: Any Closing Agent or escrow agent ("Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with terms and conditions of this Contract. Failure of funds to clear shall not excuse Buyer's performance. If in doubt as to Agent's duties or liabilities under the provisions of this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties hereto agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended. The Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to the escrow, unless such misdelivery is due to willful breach of the provisions of this Contract or gross negligence of Agent.

R. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

S. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; FACSIMILE: Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall bind and inure to the benefit of the parties and their successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker representing any party shall be as effective as if given by or to that party. All notices must be in writing and

Buyers Initials: _____

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Sellers Initials: *JS*

may be made by mail, personal delivery or electronic media. A legible facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as an original.

T. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller, subject only to matters contained in Paragraph 7 and those otherwise accepted by Buyer. Personal property shall, at the request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

U. OTHER CONTRACTS: No prior or present Contracts or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

V. WARRANTY: Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer.

EXHIBIT "A" -TBD

Buyers Initials: _____

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Sellers Initials: *EB*

Sketch provided by CHW will be added. As of now, a preliminary sketch is a separate attachment sent along with the Draft PSA

EXHIBIT "B"- TBD

Preliminary construction plans to be provided by CHW

Buyers Initials: _____

Page 12 of 12

Sellers Initials: 

LEGAL DESCRIPTION

21-0295.01

DATE: NOVEMBER 21st, 2022**PROJECT NAME:** SHANDS EASTSIDE CLINIC**PROJECT NO:** 21-0295.01**DESCRIPTION FOR:** MINOR SD LOT 3

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LOT 102 OF "NEW GAINESVILLE", AS RECORDED IN PLAT BOOK "A", PAGE 66 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

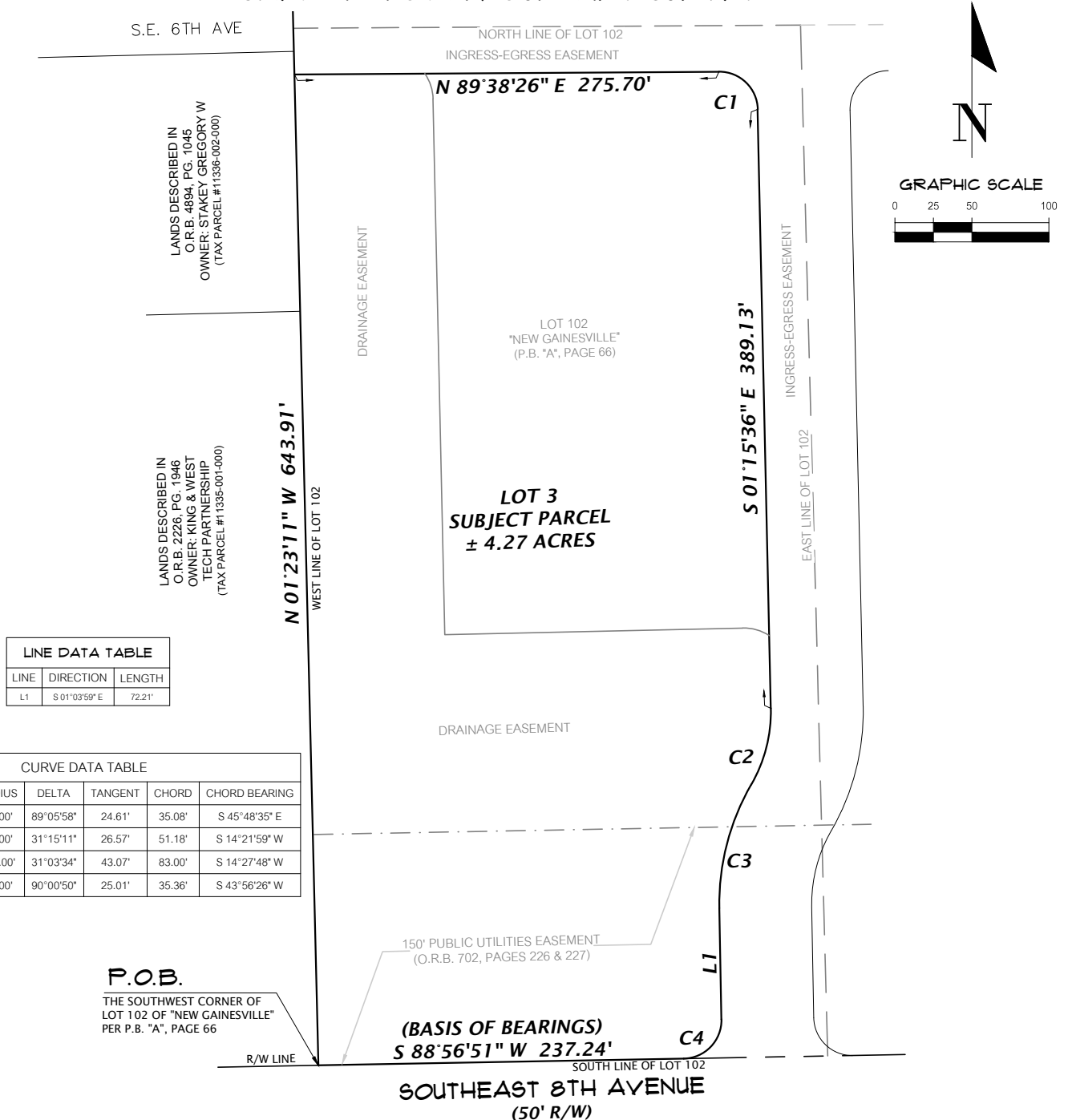
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 102, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTHEAST 8TH AVENUE (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°23'11" WEST, ALONG THE WEST LINE OF SAID LOT 102, A DISTANCE OF 643.91 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°38'26" EAST, A DISTANCE OF 275.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°48'35" EAST, 35.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°05'58", AN ARC DISTANCE OF 38.88 FEET; THENCE SOUTH 01°15'36" EAST, A DISTANCE OF 389.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO NORTHWEST, HAVING A RADIUS OF 95.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°21'59" WEST, 51.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°15'11", AN ARC DISTANCE OF 51.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO SOUTHEAST, HAVING A RADIUS OF 155.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°27'48" WEST, 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°03'34", AN ARC DISTANCE OF 84.02 FEET; THENCE SOUTH 01°03'59" EAST, A DISTANCE OF 72.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°56'26" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'50", AN ARC DISTANCE OF 39.28 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF SOUTHEAST 8TH AVENUE, AND THE SOUTH LINE OF SAID LOT 102 OF "NEW GAINESVILLE"; THENCE SOUTH 88°56'51" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND SAID SOUTH LINE, A DISTANCE OF 237.24 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 4.27 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A
VALUE OF S 88°56'51" W OF THE NORTHERLY R/W
LINE OF SOUTHEAST 8TH AVENUE AND THE
SOUTH LINE OF LOT 102 OF "NEW GAINESVILLE".

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

CITY OF GAINESVILLE

SHEET NO.
1 OF 2

This map prepared by:

MARTIN G. DARDIS

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 5097

DATE:
11/22/2022

TECHNICIAN:
MGD

CHECKED BY:
MGD

PROJECT NUMBER:
21-0295.01

SCALE: 1" = 100'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1986 **FLORIDA**
CA-5075

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LOT 102 OF "NEW GAINESVILLE", AS RECORDED IN PLAT BOOK "A", PAGE 66 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 102, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTHEAST 8TH AVENUE (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°23'11" WEST, ALONG THE WEST LINE OF SAID LOT 102, A DISTANCE OF 643.91 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°38'26" EAST, A DISTANCE OF 275.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°48'35" EAST, 35.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°05'58", AN ARC DISTANCE OF 38.88 FEET; THENCE SOUTH 01°15'36" EAST, A DISTANCE OF 389.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO NORTHWEST, HAVING A RADIUS OF 95.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°21'59" WEST, 51.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°15'11", AN ARC DISTANCE OF 51.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO SOUTHEAST, HAVING A RADIUS OF 155.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°27'48" WEST, 83.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°03'34", AN ARC DISTANCE OF 84.02 FEET; THENCE SOUTH 01°03'59" EAST, A DISTANCE OF 72.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°56'26" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'50", AN ARC DISTANCE OF 39.28 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF SOUTHEAST 8TH AVENUE, AND THE SOUTH LINE OF SAID LOT 102 OF "NEW GAINESVILLE"; THENCE SOUTH 88°56'51" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID SOUTH LINE, A DISTANCE OF 237.24 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 4.27 ACRES, MORE OR LESS.

CERTIFIED TO: <div style="text-align: center; padding-top: 20px;">CITY OF GAINESVILLE</div>	<div style="text-align: center; padding-top: 20px;"> CHW <small>Professional Consultants</small> </div>
<div style="font-size: small;"> 11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1986 FLORIDA CA-5075 </div>	

 SHEET NO.
2 OF 2

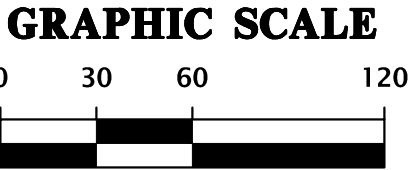
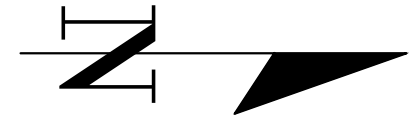
This map prepared by:

Certificate of Authorization No. L.B. 5075
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 SIGNATURE AND SEAL OR ELECTRONIC
 DIGITAL SIGNATURE OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER

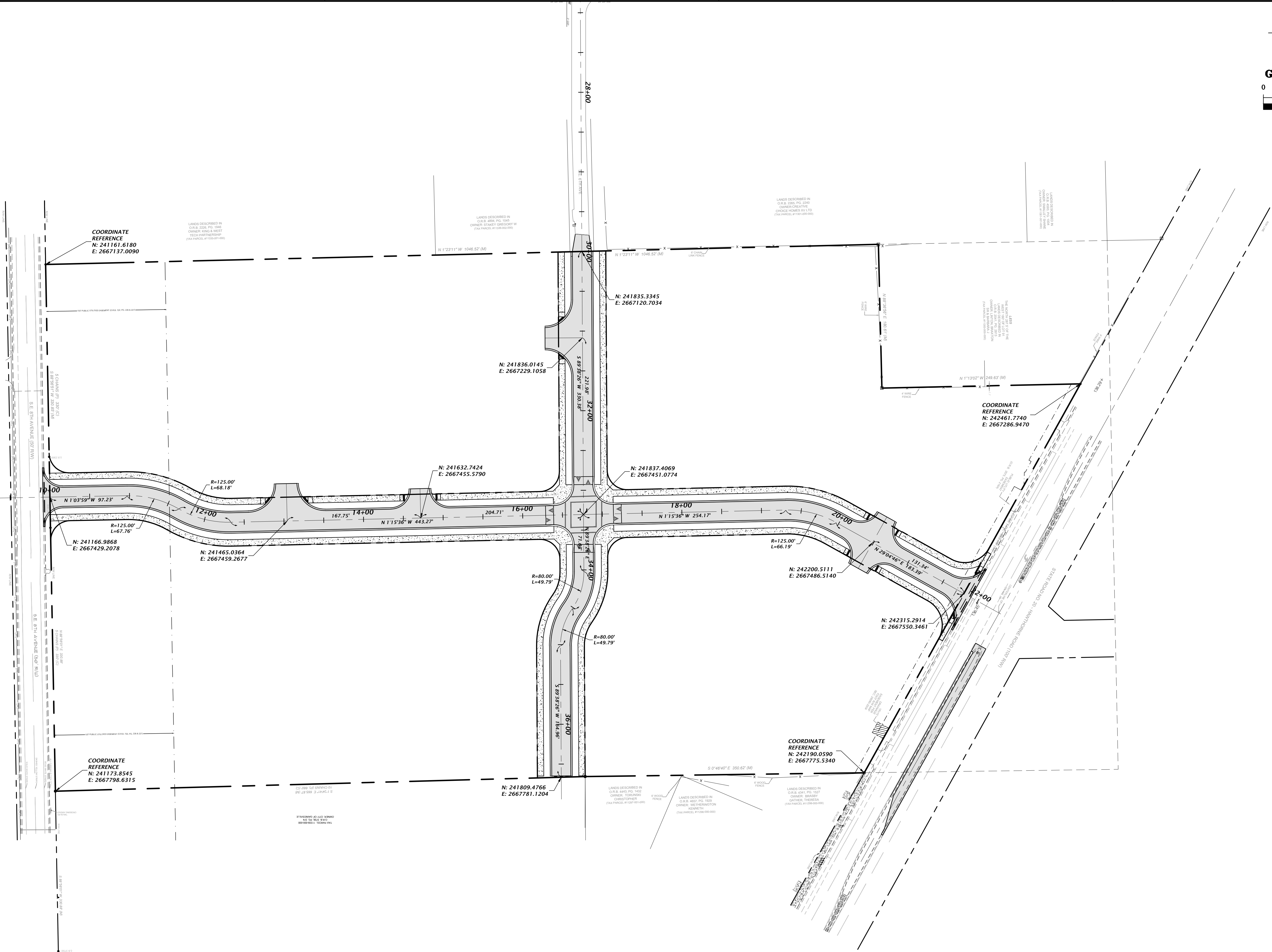
SEE SHEET ONE OF TWO

DATE:
11/22/2022
 TECHNICIAN:
MGD
 CHECKED BY:
MGD
 PROJECT NUMBER:
21-0295.01

EXHIBIT "B"



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HORIZONTAL SCALE
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION REVISIONS

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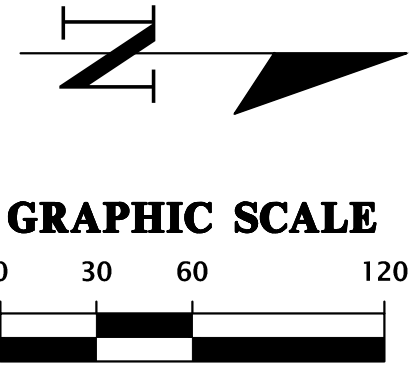
CLIENT
COMMUNITY REDEVELOPMENT AGENCY
PROJECT
EASTSIDE / CTEC INFRASTRUCTURE
SHEET TITLE
MASTER SITE PLAN

DESIGNER
K. MERRITT
CHECKER
C. MENHENNETT
QUALITY CONTROL
R. WALPOLE
PROJECT NUMBER
21-0295.05

WALKER FAIR OWEN

PRELIMINARY

FL PE No. 94201
SHEET NO.
C1.00



STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 3 CURB INLET (RIGHT) PER FDOT INDEX 425-020 AND 425-010	137.02	132.00 NW	18"	N: 242267.29 E: 2667543.68
S-2	TYPE 3 CURB INLET (LEFT) PER FDOT INDEX 425-020 AND 425-010	137.02	131.85 SE 131.85 SW	18"	N: 242284.30 E: 2667513.09
S-3	TYPE 3 CURB INLET PER FDOT INDEX 425-020 AND 425-010	136.71	131.27 NE 131.27 S 131.27 SE	18"	N: 242161.66 E: 2667444.90
S-4	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.71	129.91 N 129.91 SW 129.91 E	18"	N: 241890.60 E: 2667432.40
S-5	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.71	129.66 NE 129.66 S	18"	N: 241854.57 E: 2667397.38
S-6	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.71	129.48 N 128.09 W 128.09 E	18"	N: 241819.57 E: 2667397.60
S-7	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.88	126.87 E 126.87 S 128.50 N	24"	N: 241818.04 E: 2667154.00
S-8	FLARED END SECTION PER FDOT INDEX 430-020	N/A	122.00 N	24"	N: 241751.56 E: 2667166.17
S-9	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	136.71	131.44 NW	18"	N: 242144.97 E: 2667475.67
S-10	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	134.54	129.32 N 129.32 W	18"	N: 241791.09 E: 2667639.69
S-11	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	134.54	129.50 S 129.50 N	15"	N: 241826.09 E: 2667639.47
S-12	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.70	128.63 N 128.63 E	18"	N: 241855.24 E: 2667504.55
S-13	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.71	130.09 W	18"	N: 241891.36 E: 2667467.39
S-14	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.70	128.63 N 128.63 W 128.63 E	18"	N: 241820.24 E: 2667504.77
S-15	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	135.88	128.67 S 128.68 N	18"	N: 241853.01 E: 2667153.78
S-16	MANHOLE PER FDOT INDEX 425-001 AND 425-010	136.89	130.91 N 130.91 S	18"	N: 242091.13 E: 2667427.99
S-17	TYPE 3 CURB INLET (LEFT) PER FDOT INDEX 425-020 AND 425-010	132.20	127.25 W	18"	N: 241520.19 E: 2667475.56
S-18	TYPE 3 CURB INLET (RIGHT) PER FDOT INDEX 425-020 AND 425-010	132.21	127.08 E 127.08 S	18"	N: 241519.42 E: 2667440.57
S-19	TYPE 3 CURB INLET PER FDOT INDEX 425-020 AND 425-010	131.21	126.17 N 126.17 NW 126.17 SE	18"	N: 241337.76 E: 2667428.96
S-20	FLARED END SECTION PER FDOT INDEX 430-020	N/A	117.00 SE	18"	N: 241366.51 E: 2667372.85
S-21	TYPE 4 CURB INLET PER FDOT INDEX 425-020 AND 425-010	131.21	126.34 NW	18"	N: 241320.26 E: 2667459.27
S-22	OUTFALL STRUCTURE MODIFIED TYPE C INLET PER FDOT INDEX 425-052 (REFER TO SHEET C2.20 FOR DETAIL)	130.50	126.43 SE	18"	N: 241349.16 E: 2667385.47
S-23	MANHOLE PER FDOT INDEX 425-001 AND 425-010	131.26	126.24 NW 126.24 S	18"	N: 241329.17 E: 2667424.59
S-24	MANHOLE PER FDOT INDEX 425-001 AND 425-010	128.52	125.00 W 125.00 S	18"	N: 241173.93 E: 2667522.57
S-25	MANHOLE PER FDOT INDEX 425-001 AND 425-010	128.97	125.47 E 125.47 N	18"	N: 241173.93 E: 2667429.08
S-26	MANHOLE PER FDOT INDEX	131.41	126.34 N	18"	N: 241371.96

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CONSTRUCTION DIVISIONS

SUBMITTALS

COMMUNITY REDEVELOPMENT AGENCY
EASTSIDE / CTC INFRASTRUCTURE
PROJECT
SHEET TITLE: MASTER GRADING AND DRAINAGE
PLAN

FOR OWNER
K. HERRITT
FOR ENGINEER
C. MENHNETT
FOR QUALITY CONTROL
R. WALPOLE
FOR PROJECT NUMBER
WALKER FAIR OWEN
21-0295.05

PRELIMINARY

FL PE No. 94201
SHEET NO.
C2.00



City of Gainesville Agenda Report

File #: 2022-779

Agenda Date: December 15, 2022

Department: Public Works

Title: 2022-779 Watershed Planning Initiative Grant for the Hogtown Creek Watershed Master Plan (B)

Description: A resolution to enter into a grant agreement with Florida Division of Emergency Management for Hogtown Creek watershed planning

Explanation:

This item is a Resolution authorizing the City Manager to execute a grant by the Florida Department of Emergency Management under the Watershed Planning Initiative.

An application to submit for funding under Watershed Planning Initiative was approved by the City Commission on June 16, 2022. Notice that the funding request was approved by FDEM was received on October 20, 2022.

The Florida Department of Department of Emergency Management is overseeing a grant program to provide funding assistance to Florida communities that are interested in developing Watershed Master Plans. The purpose of the grant program is to improve local government Community Rating System scores. The Community Rating System score establishes the Flood Insurance discount rate available to property owners within the jurisdiction. An adopted Watershed Master Plan for Hogtown Creek will strengthen Gainesville's Community Rating System score.

The Hogtown Creek Watershed Master Plan will include flood modeling and evaluations of the response to design storms under current and predicted future flood conditions and an assessment of the influence of climate change. The Master Plan will include a description of vulnerable areas and a list of potential solutions. The current plan on file was last updated in the 80s.

Strategic Connection:

- Goal 2: Sustainable Community - a normal priority item.

Fiscal Note:

The grant request for the Hogtown Creek Watershed Master Plan is \$250,000. A 25% local match of \$62,500 is required. The source of funding is the Stormwater Management Utility Surcharge fund.

Recommendation:

The City Commission adopt the Resolution which authorizes the City Manager, or designee, to execute a grant agreement and any other necessary documents with the Florida Division of Emergency Management for a Watershed Planning Initiate Grant subject to approval by the City Attorney as to form and legality.

RESOLUTION NO. _____

A Resolution of the City Commission of the City of Gainesville, Florida authorizing the City Manager or designee to execute and enter into agreements, and any other necessary documents with the Florida Division of Emergency Management for the Watershed Master Planning Initiative; and providing an immediate effective date.

WHEREAS, the City of Gainesville (CITY) is vulnerable to the human and economic costs of natural, technological and societal disasters, and;

WHEREAS, the CITY recognizes the importance of reducing or eliminating those vulnerabilities for the overall good and welfare of the community, and;

WHEREAS, the CITY has been an active participant in the Alachua County Local Mitigation Strategy Work Group, which has established a comprehensive, coordinated planning process to eliminate or decrease the vulnerabilities, and;

WHEREAS, the CITY's representatives and staff have identified, justified and prioritized a project needed to mitigate the vulnerabilities of the CITY to the impacts of future disasters, and;

WHEREAS, the Florida Division of Emergency Management (FDEM) and the CITY desire to facilitate a watershed master planning initiative for the CITY via a grant agreement, and;

WHEREAS, FDEM will require the CITY to execute a grant agreement for the planning initiative;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA.

Section 1. The City Manager or designee is authorized to execute a grant agreement and any other necessary documents with FDEM for a Watershed Master Plan Initiative subject to approval by the City Attorney as to form and legality.

Section 2. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____ 2022.

Lauren Poe
Mayor

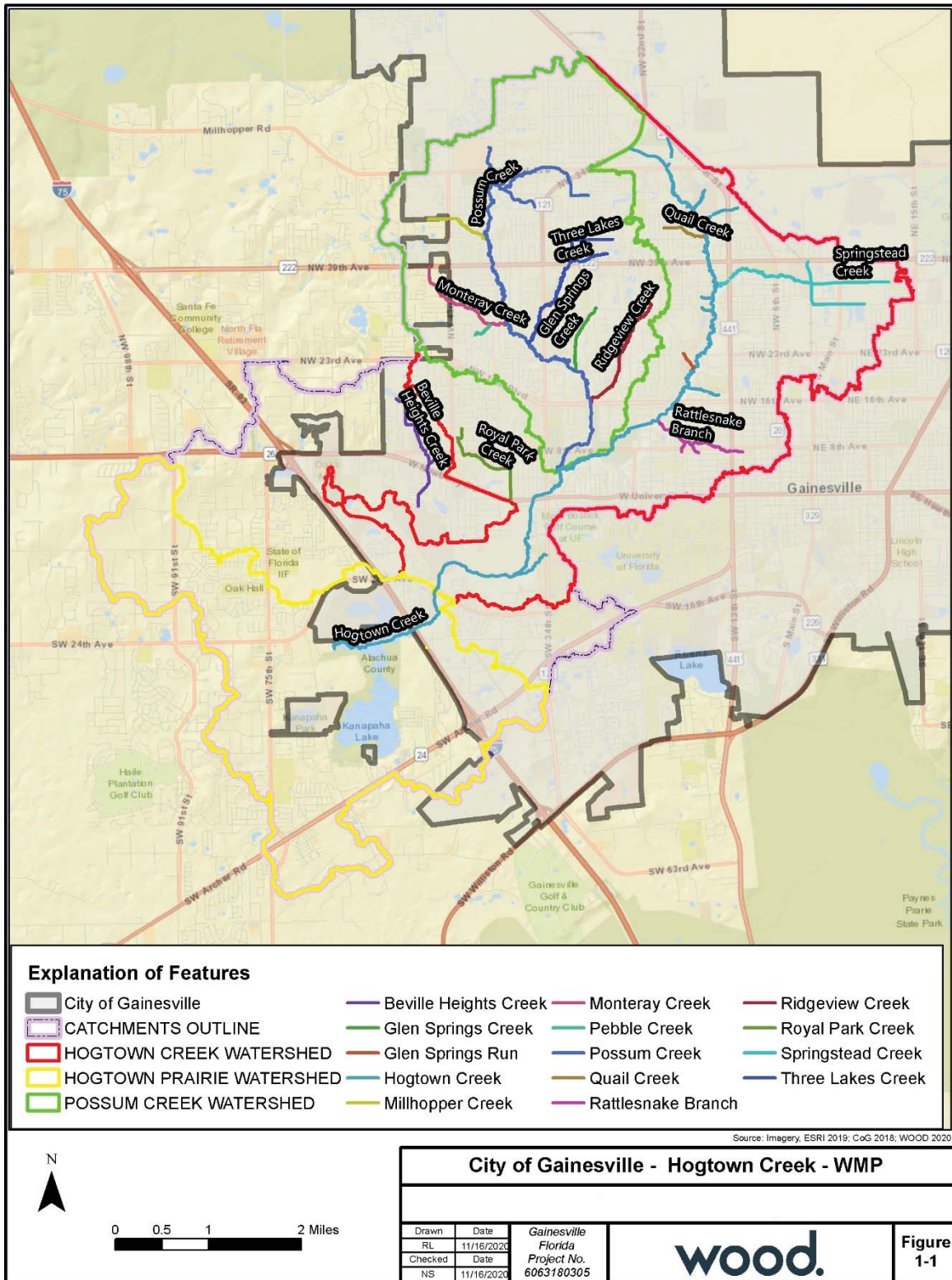
ATTEST:
LEGALITY:

APPROVED AS TO FORM AND

Omichele D. Gainey
City Clerk

Daniel Nee
Interim City Attorney

Figure 1-1. Hogtown Creek Watershed Map





City of Gainesville Agenda Report

File #: 2022-788

Agenda Date: December 15, 2022

Department: Gainesville Regional Utilities

Title: 2022-788 Resolution Authorizing Amendment of Existing Forward Starting Swap with Wells Fargo Bank on Series 2019A Bonds (B)

Description: GRU has received a proposal from Wells Fargo Bank to repurpose the existing forward starting swap entered into in connection with the proposed refunding of the Series 2019A fixed rate bonds in 2029 to use this swap instead to hedge the interest rate on next spring's \$150M new money bond issue. This item was presented to the UAB on December 9, 2022, and they voted unanimously to recommend that the City Commission approve the item.

Explanation: On October 6 the City Commission approved a resolution authorizing the General Manager to negotiate a cash-settled forward swap on a fixed-rate new money bond transaction projected to be issued in the spring of 2023.

In the course of soliciting proposals for this transaction, GRU received an alternative transaction structure from a participating bank. Under this alternative GRU would:

- Issue variable rate debt for the 2023 new money bond issue rather than fixed-rate debt.
- Repurpose its existing 2019A forward starting swap to the upcoming 2023 new money issue to hedge this variable interest rate debt.
- Enter a new swap to hedge the 2019A refunding in 2029 to moderate interest rate fluctuations.

The attached resolution authorizes (i) repurposing the existing 2019A forward starting swap to hedge the proposed \$150M 2023 variable rate new money issue and (ii) entering into a new forward starting swap to hedge the 2019A refunding in October 2029.

This item was presented to the UAB on December 9, 2022.

Strategic Connection: Resilient Economy

Fiscal Note: Based on an evaluation of the proposal by GRU's financial advisor, PFM Financial Advisors LLC, this alternative is projected to result in an overall estimated debt

service cost associated with the 2023 new money transaction that is approximately \$14.7M lower than the current plan of finance, subject to market rate changes when the transactions are entered into.

Recommendation:

The City Commission approve the resolution authorizing (i) the amendment of the existing 2019A Forward Starting Swap with Wells Fargo Bank to moderate the interest rate fluctuations with the proposed 2023 fixed rate bond issue and (ii) the entering into of a new forward starting swap to moderate interest rate fluctuations on the expected future issuance of bonds that will refund the 2019A Bonds.

RESOLUTION NO. 2022-788

A RESOLUTION OF THE CITY OF GAINESVILLE, FLORIDA AUTHORIZING AMENDMENTS TO A SWAP TRANSACTION ENTERED INTO BETWEEN THE CITY D/B/A GAINESVILLE REGIONAL UTILITIES AND WELLS FARGO BANK, NATIONAL ASSOCIATION TO AMEND THE FIXED RATE PAYABLE BY THE CITY AND THE EFFECTIVE DATE THEREUNDER SUBJECT TO THE PARAMETERS HEREIN; APPROVING ENTERING INTO A QUALIFIED HEDGING CONTRACT TO LOCK IN THE INTEREST RATE ON FUTURE FIXED RATE BONDS THE PROCEEDS OF WHICH WILL BE USED TO CURRENTLY REFUND THE CITY'S OUTSTANDING UTILITY SYSTEM REVENUE BONDS, 2019 SERIES A; DELEGATING AUTHORITY TO NEGOTIATE THE FINAL TERMS AND PRICING OF SUCH SWAP AND TO AWARD THE SWAP TO THE SUCCESSFUL BIDDER AS DETERMINED PURSUANT TO THIS RESOLUTION; AUTHORIZING CERTAIN CITY OFFICIALS TO TAKE OTHER ACTIONS IN CONNECTION WITH THE EXECUTION OF TRANSACTIONS THEREUNDER; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH, SUBJECT TO CERTAIN DELEGATION PARAMETERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gainesville, Florida (the "City") has heretofore adopted Resolution No. 170395 incorporating by reference the Second Amended and Restated Utilities System Revenue Bond Resolution adopted by the City on September 21, 2017, as amended, authorizing the issuance of its Bonds and other obligations (as amended, the "General Bond Resolution"), as supplemented by Resolution No. 2022-599 adopted by the City on October 6, 2022 (the "Supplemental Resolution"); and

WHEREAS, the City has heretofore entered into an ISDA Master Agreement, Credit Support Annex and Schedule with Wells Fargo Bank, National Association ("Wells"), each dated as of April 7, 2020 (the "Wells Swap Agreement") and a Confirmation thereunder with a trade date of April 9, 2020 and a termination date of October 1, 2047, Reference No. 37667877 (the "Wells Confirmation"), pursuant to which the City makes fixed rate payments to Wells of 1.171% and Wells makes floating rate payments to the City of 70% of one month USD-LIBOR-BBA on an original notional amount of \$153,820,000 (the "Wells Transaction") hedging the interest rate on a future Series of Bonds to refund the City's Utility System Revenue Bonds, 2019 Series A (the "2019 Bonds"); and

WHEREAS, the City authorized under the Supplemental Resolution certain amendments to the Wells Transaction, upon meeting certain delegation parameters, to modify the fixed interest rate as set forth in the Wells Confirmation in return for an upfront payment by Wells to the City, subject to the parameters set forth in the Supplemental Resolution; and

WHEREAS, the City expects to issue a series of fixed rate Bonds in calendar year 2023 (the "2023 Bonds") the proceeds of which when issued will be used to finance capital projects

identified on the System capital improvement plan, including, but not limited to, the projects listed on Exhibit "A" attached to the Supplemental Resolution; and

WHEREAS, based on the advice of the Financial Advisor, in order to moderate interest rate fluctuations with respect to the expected issuance of future fixed rate 2023 Bonds, the City subject to the delegation parameters in the Supplemental Resolution, authorized entering into a cash settled forward swap rate (the "Original Forward Swap") with the successful bidder pursuant to a negotiated bid process with Qualified Hedging Contract Providers, and to enter into a trade confirmation with respect thereto, upon satisfying the conditions set forth in the Supplemental Resolution; and

WHEREAS, due to changes in the market since the adoption of the Supplemental Resolution, the City has determined, based on advice of the Financial Advisor, that it may be advantageous to instead amend the Wells Transaction to moderate interest rate fluctuations with respect to the expected issuance of future fixed rate 2023 Bonds, subject to the delegation parameters herein and to provide for such other conforming changes as provided for herein; and

WHEREAS, the City expects to issue a series of variable rate Bonds in calendar year 2029 (the "2029 Refunding Bonds"), the proceeds of which when issued will be used to refund all or a portion of the 2019 Bonds; and

WHEREAS, based on the advice of the Financial Advisor, in order to moderate interest rate fluctuations with respect to the expected issuance of future variable rate 2029 Refunding Bonds, the City desires to enter into forward swap with the successful bidder pursuant to a negotiated bid process with Qualified Hedging Contract Providers which have outstanding Qualified Hedging Contracts, TD Bank, N.A. (or an affiliate thereof) and Barclays Bank PLC, that satisfy the conditions set forth herein and on terms acceptable to the City and recommended by the Financial Advisor (such selected counterparty, the "2029 Forward Swap Provider"), and to enter into a trade confirmation with respect thereto (the "2029 Forward Swap Confirmation") to provide for a forward starting synthetic fixed rate swap rate (the "2029 Forward Swap"); and

WHEREAS, the 2029 Forward Swap Confirmation shall be issued pursuant to a Master ISDA Agreement, Credit Support Annex and Schedule (collectively, the "Forward Swap Documents") with the 2029 Forward Swap Provider and the obligations thereunder (to the extent scheduled) will constitute Parity Hedging Contract Obligations under the Master Resolution and the termination payment and other Hedge Charges due thereunder shall constitute Subordinated Hedging Contract Obligations for purposes of the General Bond Resolution and the 2029 Forward Swap Provider will constitute a Qualified Hedging Contract Provider under the General Bond Resolution; and

WHEREAS, all capitalized undefined terms used herein shall have the meanings provided in the General Bond Resolution and in Section 1.02 hereof; and

WHEREAS, the City desires to delegate to the General Manager for Utilities and Chief Financial Officer, or either of them, subject to the delegation parameters and limitations set forth herein, the authority to negotiate amendments to the Wells Transaction in a manner they determine is in the best interest of the City and subject to the conditions set forth herein, the authority to

select the successful bidder of the 2029 Forward Swap, to complete the negotiation, as applicable, of the Forward Swap Documents, the 2029 Forward Swap Confirmation and the 2029 Forward Swap, and to pay any associated costs from legally available funds of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GAINESVILLE, FLORIDA THAT:

**ARTICLE I
DEFINITIONS AND STATUTORY AUTHORITY**

Section 1.01 Authority. This Resolution is adopted pursuant to the provisions of the Act.

Section 1.02 Definitions. In this Resolution, in addition to the terms elsewhere defined herein, the following terms shall have the meanings as set forth below:

"Chief Financial Officer" shall mean the Chief Financial Officer for Utilities and who is the Utility Finance Director as referenced in the General Bond Resolution.

"City Attorney" shall mean the City Attorney to the City or such other assistant City Attorney in the City Attorney's absence or unavailability.

"Clerk" shall mean the Clerk of the Commission or any Deputy Clerk or any Acting Clerk of the City.

"Financial Advisor" means PFM Financial Advisors LLC, PFM Swap Advisors, LLC or such other financial advisor as the City may designate.

"General Manager" shall mean the General Manager for Utilities.

"Mayor" shall mean the Mayor of the City or the Mayor-Commissioner Pro Tempore or such other member of the Commission delegated to act on behalf of the Mayor by the Commission.

**ARTICLE II
AUTHORIZATION TO AMEND WELLS CONFIRMATION;
DELEGATION PARAMETERS**

Section 2.01 Authorization of Amendments. The General Manager, the Chief Financial Officer or other Authorized Officer (as defined herein), each are individually, upon the advice of the Financial Advisor, authorized and directed to negotiate with Wells and, subject to the delegation parameters set forth in Section 2.02, execute and deliver, amendments to the Wells Confirmation or to amend and restate the Wells Confirmation, and deliver such other documents as may be required in connection therewith (collectively, the "Wells Amendments"), in order to amend the fixed interest rate pursuant to which the City's payments to Wells under the Wells Confirmation are calculated, modify the scheduled notional amounts to approximate the estimated amortization of the 2023 Bonds, amend the termination date and to amend the effective date of the Wells Transaction and such other amendments, which are recommended by the Financial Advisor and not inconsistent with the terms hereof.

The City hereby reaffirms the grant of a lien on the Trust Estate (as defined in the General Bond Resolution) to secure the City's obligations under the Wells Swap Agreement as Parity Hedging Contract Obligations in the manner and to the extent provided in the General Bond Resolution. In furtherance of the foregoing, the obligations of the City to make monthly payments under the interest rate hedging transaction entered into pursuant to the Wells Swap Agreement and the Wells Confirmation, as amended, have been and shall continue to be designated as Parity Hedging Contract Obligations under the General Bond Resolution and shall continue to be entitled to the rights and benefits of such obligations thereunder, and the obligations of the City to make any termination payments and any other Hedge Charges under the Wells Transaction are and will continue to be designated as Subordinated Hedging Contract Obligations under the General Bond Resolution, entitled to the benefits thereof on a parity with other obligations issued or incurred by the City under the Subordinated Bond Resolution.

Section 2.02 Delegation Parameters. The Wells Amendments shall not be executed by such Authorized Officer, until such time as the following conditions have been satisfied:

- (i) The fixed rate payable by the City under the Wells Swap Agreement, as amended, shall not be more than 2.50%;
- (ii) The termination date of the Wells Swap Agreement, as amended, shall not be later than October 1, 2054;
- (iii) The notional amount under the Wells Swap Agreement, as amended, shall not exceed \$153,820,000;
- (iv) The effective date of the Wells Confirmation, as amended, shall be no later than December 31, 2023; and
- (v) The Wells Amendments shall be entered into by the City with a trade date on or before December 31, 2023.

The Authorized Officer may rely conclusively upon the Financial Advisor for a determination that the City has complied with the conditions above and execution by such officer of the Wells Amendments to be conclusive evidence of such approval. The Wells Confirmation, that satisfies the delegation parameters set forth in this Section 2.02 is authorized to be entered into as provided herein. Notwithstanding anything to the contrary herein, if the Authorized Officer determines that due to market conditions it is not in the best interest of the City to issue the 2023 Bonds on the effective date of the Wells Confirmation, it may negotiate with Wells to modify the effective date to (x) begin earlier than the scheduled effective date or (y) extend the effective date for up to 180 days later than the original effective date, and in each case to make such other conforming changes recommended by the Financial Advisor and to pay any associated costs from legally available Revenues.

ARTICLE III
2029 FORWARD SWAP;
DELEGATION PARAMETERS

Section 3.01 Authorization of 2029 Forward Swap. The 2029 Forward Swap shall be used to moderate interest rate fluctuations with respect to the expected issuance of the 2029 Refunding Bonds, bearing interest at a fixed rate and the proceeds of which when issued will be used to refund all or a portion of the 2019 Bonds, all in accordance with the delegation parameters set forth in Section 3.02 and the term attached as Exhibit "A" hereto. The General Manager, the Chief Financial Officer or other Authorized Officer (as defined herein), each are individually, upon the advice of the Financial Advisor, authorized to conduct a negotiated bid of the 2029 Forward Swap with Qualified Hedging Contract Providers which have outstanding Qualified Hedging Contracts, TD Bank, N.A. (or an affiliate thereof) and Barclays Bank PLC (or those of which are able to provide acceptable terms), to select the successful bidder, to enter into the 2029 Forward Swap, to complete the negotiation, as applicable, of the Forward Swap Documents, the 2029 Forward Swap Confirmation and deliver all other documents necessary to effectuate one or more interest rate hedges thereunder that will provide for a forward variable to fixed rate swap, subject to the delegation parameters in Section 3.02. Such officers, or either of them, are further authorized to negotiate and execute, as applicable, the Forward Swap Documents, the 2029 Forward Swap Confirmation and other documents necessary or related to effectuate the 2029 Forward Swap, and to take such further action, all as may be necessary or desirable to effectuate the 2029 Forward Swap, provided in each case that the parameters described herein are satisfied.

Section 3.02 Delegation Parameters. The 2029 Forward Swap Documents and 2029 Forward Confirmation shall not be executed by the General Manager or the Chief Financial Officer and the 2029 Forward Swap shall not be effectuated, until such time as the following conditions have been satisfied:

- (i) The Wells Amendments have been executed;
- (ii) The 2029 Forward Swap Provider shall constitute a Qualified Hedging Contract Provider and the 2029 Forward Swap (as evidenced by the 2029 Forward Swap Documents and 2029 Forward Confirmation) shall constitute a Qualified Hedging Contract under the General Bond Resolution;
- (iii) The notional amount of the 2029 Forward Swap shall not exceed \$153,820,000 and shall amortize in accordance with the anticipated amortization of the 2029 Refunding Bonds, as recommended by the Financial Advisor;
- (iv) The termination date of the 2029 Forward Swap shall not be later than October 1, 2047;
- (v) Assuming that the 2029 Refunding Bonds were issued based on the fixed interest rate on the 2029 Forward Swap and the notional amount of the 2029 Forward Swap, the estimated overall net present value savings achieved by the proposed refunding of the 2019 Bonds selected to be refunded shall be no less than 5.00% of the par amount of such 2019 Bonds;

(vi) The City shall receive a variable rate payment from the 2029 Forward Swap Provider based on a percentage of the Secured Overnight Financing Rate, such percentage shall be subject to market conditions as recommended by the Financial Advisor;

(vii) The City may have the option to terminate the 2029 Forward Swap without payment to the counterparty, on such date(s) as shall be recommended by the Financial Advisor; provided, however if recommended by the Financial Advisor to have such right, the initial termination right with respect to the 2029 Forward Swap shall not be more than 11 years from the effective date of the 2029 Forward Swap;

(viii) The scheduled payments due under the 2029 Forward Swap shall constitute Parity Hedging Contract Obligations and the termination payments and other Hedge Charges due thereunder shall constitute Subordinated Hedging Contract Obligations for purposes of the General Bond Resolution; and

(ix) The 2029 Forward Swap shall be entered into by the City with a trade date on or before December 31, 2023.

The distribution of the term sheet to swap counterparties for the 2029 Forward Swap, in substantially the form attached as Exhibit "A" hereto, with such changes as shall be recommended by the Financial Advisor and approved by the Authorized Officer, is hereby approved.

The City hereby grants to the 2029 Forward Swap Provider a lien on the Trust Estate (as defined in the General Bond Resolution) to secure the City's obligations under the 2029 Forward Swap as a Parity Hedging Contract Obligation in the manner and to the extent provided in the General Bond Resolution. In furtherance of the foregoing, the obligations of the City to make monthly payments under interest rate hedging transactions entered into pursuant to 2029 Forward Swap are hereby designated as Parity Hedging Contract Obligations under the General Bond Resolution and shall be entitled to the rights and benefits of such obligations thereunder, and the obligations of the City to make any termination payments and any other Hedge Charges under the 2029 Forward Swap are hereby designated as Subordinated Hedging Contract Obligations under the General Bond Resolution, entitled to the benefits thereof on a parity with other obligations issued or incurred by the City under the Subordinated Bond Resolution.

The Authorized Officer may rely conclusively upon the Financial Advisor for a determination that the City has complied with the conditions in clauses (ii) and (iii) above and execution by such officer of the 2029 Forward Swap Confirmation to be conclusive evidence of such approval. Notwithstanding anything to the contrary herein, if the Authorized Officer determines that due to market conditions it is not in the best interest of the City to issue the 2029 Refunding Bonds on the effective date of the 2029 Forward Swap, it may negotiate with the 2029 Forward Swap Provider to modify the effective date to (x) begin earlier than the scheduled effective date or (y) to extend the effective date for up to 180 days later than the original effective date, and in each case to make such other conforming changes recommended by the Financial Advisor and to pay any associated costs from legally available Revenues.

ARTICLE IV
CERTAIN FINDINGS AND DETERMINATIONS;
ADDITIONAL AUTHORIZATIONS

Section 4.01 LIBOR Replacement. The City acknowledges that the London Interbank Offered Rate, commonly referred to as "LIBOR", as a reference index published by International Continental Exchange Benchmark Administration Ltd. ("ICE") as a sponsor, has ceased to be required to be determined by the participating reference banks and a substitution rate and equivalency factors have not been commonly agreed to in the market. Thus, the City hereby delegates to the General Manager and the Chief Financial Officer, in consultation with the Financial Advisor, the authority to negotiate and determine (i) an appropriate substitution rate, whether now existing or subsequently developed, that is deemed approximately equivalent to LIBOR and other related adjustments and amendments to any Qualified Hedging Contract as may be necessary and appropriate for the implementation and administration of the replacement index, (ii) an appropriate effective date of the substitution rate (which could become immediately effective or a hardwired approach to become effective upon certain events defined therein), and (iii) alternative index rates in the event that the fallback rates are not available.

Section 4.02 Certain Findings and Determinations. The City hereby finds and determines that:

(a) The factual recitals set forth in the recitals of this Resolution are hereby incorporated in this section as findings as if expressly set forth herein.

(b) The General Bond Resolution has been duly adopted and is in full force and effect.

(c) The City has determined, after detailed analysis of risk factors and mitigates, and after consultation with its Financial Advisor, that the 2029 Forward Swap and the Wells Amendments are necessary to properly manage the City's resources to effect the lowest possible costs combined with prudent management of the utilities, and the best possible method for moderating interest rate fluctuations, reducing interest costs and financing capital costs of the System.

ARTICLE V
MISCELLANEOUS

Section 5.01 Further Authority. The Mayor and Clerk, the General Manager, the Chief Financial Officer, or their respective designees (each an "Authorized Officer" and collectively, the "Authorized Officers"), and the City Attorney, are authorized and empowered to execute and deliver or cause to be executed and delivered the Wells Amendments, the 2029 Forward Swap Confirmation, and the 2029 Forward Swap Documents, as applicable and such other documents and opinions and to do all such acts and things as may be necessary or desirable in connection with the adoption of this Resolution and the execution and delivery of the Wells Amendments and the 2029 Forward Swap Confirmation, and 2029 Forward Swap Documents, as applicable, for the full punctual and complete performance of all the terms, covenants and agreements contained herein and in the Wells Confirmation Wells Swap Agreement, 2029 Forward Swap Confirmation, and 2029 Forward Swap Documents, as applicable, and the Clerk is authorized to attest such signatures

to the extent required by the Wells Amendments, the 2029 Forward Swap Confirmation, and 2029 Forward Swap Documents, as applicable, subject to the approval of the City Attorney as to form and legality. The Authorized Officers, or their respective designees, the Clerk and the City Attorney are each authorized and directed to execute and deliver any and all papers, instruments and opinions and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated hereunder.

Section 5.02 Severability. If any one or more of the covenants, agreements or provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions of this Resolution.

Section 5.03 No Third-Party Beneficiaries. Except as herein otherwise expressly provided, nothing in this Resolution expressed or implied is intended or shall be construed to confer upon any person, firm or corporation other than the parties described herein, any right, remedy or claim, legal or equitable, under or by reason of this Resolution or any provision hereof, this Resolution and all its provisions being intended to be and being for the sole and exclusive benefit of the parties described herein.

Section 5.04 Controlling Law; Members of Issuer Not Liable. All covenants, stipulations, obligations and agreements of the City contained in this Resolution shall be deemed to be covenants, stipulations, obligations and agreements of the City to the full extent authorized by the Act and provided by the Constitution and laws of the State. No covenant, stipulation, obligation or agreement contained herein shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, agent or employee of the City in his individual capacity, and neither the members of the City nor any official executing the Wells Amendments, or the 2029 Forward Swap Documents shall be liable personally on the Wells Swap Agreement, or the 2029 Forward Swap Documents or this Resolution or shall be subject to any personal liability or accountability by reason of the issuance or the execution by the City or such members thereof.

Section 5.05 Effective Date. This Resolution shall be fully effective immediately upon adoption.

[Signature Page Follows]

Passed and duly adopted in public session of the City Commission of the City of Gainesville, Florida on the 15th day of December, 2022.

CITY COMMISSION OF THE CITY OF
GAINESVILLE, FLORIDA

ATTESTED:

By: _____
Mayor

By: _____
City Clerk

APPROVED AS TO FORM AND
LEGALITY:

By: _____
City Attorney

EXHIBIT "A"

TERM SHEET

DRAFT REQUEST FOR INTEREST RATE SWAP

TO: Qualified Bidders¹
FROM: PFM Swap Advisors LLC
DATE: November 29, 2022
SUBJECT: Request for Interest Rate Swap

PFM Swap Advisors LLC ("PFMSA") has been authorized by Gainesville Regional Utilities ("GRU") to serve as swap advisor and QIR for GRU in arranging and bidding the following Interest Rate Swap (the "Swap"), in order to hedge the interest rate risk associated with the refunding of GRU's 2019 Bonds, expected to be issued on or around October 1, 2029. GRU intends to procure the Swap through a competitive process by requesting all-in trading spreads to the Swap's indicative mid-market fixed rates from swap providers prior to finalizing documents and executing the Swap with the selected swap provider(s).

Hedged Bonds:

[2029] Bonds

Notional Amount: \$153,820,000 (subject to adjustment in accordance with the amortization schedule set forth under Appendix A)

Trade Date: TBD

Effective Date: October 1, 2029

Termination Date: October 1, 2047

¹ A qualified bidder shall be rated at least as high as the third highest rating category of each rating agency then maintain a rating for the bidder.

**Optional Early
Termination
Provisions:**

**Effective Date of
Cancellation:** October 1, 2039 and semiannually thereafter, ending on
April 1, 2047

Notification Deadline: No later than 11:00 a.m. New York time, ten (10) New York
and London Business Days (the "Notification Deadline
Date") prior to the intended Effective Date of Cancellation

Cash Settlement: None

**Optional Early
Termination Terms:** In connection with this Swap, the Counterparty will grant to
GRU the Option to early terminate and cancel this Swap, in
whole or in part, on the Effective Date of Cancellation
without payment by either party of any Settlement Amount,
breakage costs, or other amounts representing the future
value of this Swap.
Following any such early termination and cancellation, the
parties shall be relieved of all further payment obligations
hereunder on the terminated portion of the Swap except for
payment of all accrued but yet unpaid amounts calculated
to but excluding the Effective Date of Cancellation, if any.

Fixed Amounts:

Fixed Rate Payer: GRU

Fixed Rate: TBD

**Fixed Rate Day Count
Fraction:** 30/360

**Fixed Rate Payment
Dates:** Monthly, on the 1st day of each month, commencing on
November 1st, 2029 and subject to adjustment in
accordance with the Following Business Day Convention

**Fixed Rate Period End
Dates:** No Adjustment

Business Days: New York

Floating Amounts:

Floating Rate Payer: Counterparty

Floating Rate:	80%* Secured Overnight Financing Rate
Floating-Rate Day Count Fraction:	Actual/360
Floating Rate Payer Payment Dates:	Monthly on the 1st day of each month starting on November 1st, 2029 to and including the Termination Date, subject to adjustment in accordance with the Following Business Day Convention and there will be no adjustment to the Calculation Period.
Floating Rate Reset Date:	The last day of each calculation period
Business Days:	New York
Optional Early Termination:	GRU may, on any Local Business Day terminate and cash settle the Swap by providing at least two (2) Local Business Days' prior written notice to the Counterparty. GRU would be Affected Party for calculation of the Settlement Amounts owed on such an early termination.

- Confirmation:** The Counterparty will provide an executable Confirmation incorporating the terms and conditions of this Request for Interest Rate Swaps by 2 days from Trade Date.
- Documentation:** The Swap will be documented under the ISDA Master, Schedule, and CSA either existing or pre-negotiated between the Counterparty and GRU.
- Bid Parameters:** The bids will specify the fixed rate to be paid by GRU using market data as of 3 P.M. Eastern on December 15, 2022. Bids shall include all fees and expenses and shall be broken down as mid-market rate and spread-to-mid. Bids should also be accompanied by 10-year SOFR swap rate at the time the mid-market rate is calculated. GRU expects to award 100% of the Swap to the Counterparty bidding the lowest spread, and the most favorable terms and meets the requirements of a Qualified Hedging Contract Provider under the master bond resolution. If more than one party submits the same bid, GRU retains the right to award the Swap to the bidder with the most favorable overall bid.
- All bidders will represent that their bid is submitted with the intent of acting as principal on the Swap and that they have not solicited other brokers/dealers regarding this transaction and that the bid was determined without regard to any other formal or informal agreement that the bidder may have with GRU or any other person.**
- GRU reserves the right to reject any and all bids and to waive any irregularity in the bid process. Any award of the Swap based on the indications is subject to finalizing swap documents and successful execution of the Swap.
- Bid Submittal:** Bids shall be submitted via email to George Hu (hug@pfm.com) by 12:00 P.M. Eastern on December 16, 2022. The spread-to-mid bids will be deemed firm on a best-efforts basis until the final execution of the Swap. The Swap is expected to be awarded shortly following review of all bids.
- This Request for Interest Rate Swap and the submission of a bid by any party does not obligate GRU in any manner whatsoever. Bidders bear all risks of error in transmission or timeliness of their bid.
- Disclosure:** GRU reserves the right to amend, modify or withdraw this Request for Interest Rate Swap; to waive or revise any requirement of this Request for Interest Rate Swap; to acquire any supplemental information from any responding party; to accept or reject any or all bids; or to hold discussions with any responding party in order to negotiate the terms of the Agreement. By bidding on the Swap, bidders are committing to their acceptance of the terms as defined herein, unless explicit approval has been given for any exceptions.

APPENDIX A

Notional Principal Amortization Schedule

<u>From and Including</u>	<u>To but Excluding</u>	<u>Applicable Notional Amount</u>
1-Oct-29	1-Oct-41	153,820,000
1-Oct-41	1-Oct-42	147,685,000
1-Oct-42	1-Oct-43	141,245,000
1-Oct-43	1-Oct-44	117,180,000
1-Oct-44	1-Oct-45	91,940,000
1-Oct-45	1-Oct-46	62,775,000
1-Oct-46	1-Oct-47	32,155,000

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City of Gainesville Agenda Report

File #: 2022-758

Agenda Date: December 15, 2022

Department: City Attorney

Title: 2022-758 Ordinance Changing the Method of Calculating Commissioner Salaries (B)

Description: Ordinance No. 2022-758 An ordinance of the City of Gainesville, Florida; establishing a population-based formula for calculating commissioner salaries similar to the state statute governing county commissioner salaries; removing current provisions regarding salaries in Chapter 2, Article II, Code of Ordinances; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: On November 17, 2022, the City Commission directed the City Attorney's Office to draft an ordinance changing the method of calculating commissioner salaries.

Section 2.66 of Chapter 2, Article II, Code of Ordinances currently provides for fixed salaries for the mayor and city commissioners, which may be adjusted in years when employees in the city's professional pay plan receive a general increase based upon the Bureau of Labor Statistics Consumer Price Index. The current salaries are \$37,085.85 for city commissioners and \$47,199.21 for the mayor. The ordinance provides for a formula for calculating the commissioners' and mayor's salaries that are based on the formula set forth in sections 145.031 and 145.19, Florida Statutes, which govern the board of county commissioner salaries. The formula in the proposed ordinance is based on population and several factors, or multipliers, which are based upon percentage increases in the salaries of state career service employees. The Human Resources Department will use the same factors as the State of Florida to calculate the salaries of county commissioners. The mayor will receive a salary that is 25% more than a commissioner's salary in any given year. If adopted, the proposed ordinance would take effect in the fiscal year commencing October 1, 2023.

Fiscal Note:

The ordinance would go into effect during the fiscal year 2023-2024, with salary adjustment commencing with the first full pay period in 2024. The precise fiscal impact would depend on the 2023 Annual factor determined by the State of Florida Department

of Management Services, whether the City Commission receives a salary adjustment in January 2023, and whether FRS employer contribution rates are adjusted. For illustrative purposes, if the ordinance were to go into effect in January 2023, it would increase the salary for a commissioner to \$71,015.09 and for the mayor to \$88,768.86. Based upon the proposed change from the fiscal year 2021-2022, the fiscal impact would be approximately \$290,000 - \$403,000 per year. The fiscal impact consists of the difference between the current salaries and new salaries, additional employee federal payroll taxes for Medicare (1.45%) and OASI (6.2%), plus additional retirement contributions based on current Florida Retirement System employee contribution requirements (10.8% - 57%). The City Commission would be required to budget for the increased salaries.

Recommendation:

The City Commission adopt the proposed ordinance.

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66. Salaries.

1 ~~(a) On June 1, 2000, the then current salary of the mayor and each member of the city commission~~
2 ~~shall be increased by 1½ percent. Commencing on October 1, 2000, the mayor shall receive the~~
3 ~~annual salary of \$35,868.00. Commencing on October 1, 2000, each other member of the city~~
4 ~~commission shall receive the annual salary of \$28,182.00. Except as provided in (c) below on~~
5 ~~October 1, 2001, the then current annual salary shall be adjusted by the August 2000 to August~~
6 ~~2001 percent change in the Bureau of Labor Statistics Consumer Price Index (1982-84 = 100)~~
7 ~~all urban consumers, Southern region, All Items (CPI). Each fiscal year thereafter the salary~~
8 ~~shall be similarly adjusted, utilizing the following August to August change. Effective the first~~
9 ~~payroll period after March 1, 2002, the then current salaries of the mayor and city~~
10 ~~commissioners shall be reduced by 13.14 percent, which reduced salary shall thereafter be~~
11 ~~subject to adjustment as provided for herein.~~

12 ~~(b) The salaries shall be paid on a biweekly pay cycle from the general fund of the city in equal~~
13 ~~amounts for each biweekly period of service, except for the first and last payment that shall be~~
14 ~~made on a prorata basis. Such salary shall be calculated from the date the commissioner or~~
15 ~~mayor respectively, takes office and shall continue until the mayor or commissioner no longer~~
16 ~~holds such office.~~

17 ~~(c) If employees in the city's professional pay plan do not receive a general increase in any~~
18 ~~particular fiscal year, then the salaries of the mayor and city commissioners shall not be~~
19 ~~increased that fiscal year. If payment of a general increase for employees in the city's~~
20 ~~professional pay plan is delayed in any fiscal year, then the mayor and city commissioners~~
21 ~~CPI adjustment shall be treated similarly.~~

22 (a) Definitions.

23 (1)The "Annual factor" means 1 plus the lesser of:

A. The average percentage increase in the salaries of state career service employees for the current fiscal year as determined by the Department of Management Services or as provided in the General Appropriations Act; or

B. Seven percent.

(2) “Cumulative annual factor” means the product of all annual factors certified under section 145.19, Fla. Stat., prior to the fiscal year for which salaries are being calculated.

(3) “Initial factor” means a factor of 1.292.

(4) “Enhanced base salary” is the base salary listed in the table below (based upon the estimated population of the City of Gainesville, as published by the U.F. Bureau of Economic & Business Research, or a comparable credible source selected by the Human Resources Department) plus the product of the population in excess of the minimum population times the group rate. The Enhanced base salary is compensation for population increments over the minimum for each population group.

Table 1

<u>Pop. Group</u>	<u>City Pop. Range</u>		<u>Base Salary</u>	<u>Group Rate</u>
-	<u>Minimum</u>	<u>Maximum</u>	-	-
<u>I</u>	<u>-0-</u>	<u>9,999</u>	<u>\$4,500</u>	<u>\$0.150</u>
<u>II</u>	<u>10,000</u>	<u>49,999</u>	<u>6,000</u>	<u>0.075</u>
<u>III</u>	<u>50,000</u>	<u>99,999</u>	<u>9,000</u>	<u>0.060</u>
<u>IV</u>	<u>100,000</u>	<u>199,999</u>	<u>12,000</u>	<u>0.045</u>
<u>V</u>	<u>200,000</u>	<u>399,999</u>	<u>16,500</u>	<u>0.015</u>
<u>VI</u>	<u>400,000</u>	<u>999,999</u>	<u>19,500</u>	<u>0.005</u>
<u>VII</u>	<u>1,000,000</u>	-	<u>22,500</u>	<u>0.000</u>

1 (5) “Adjusted salary” shall be the product, rounded to the nearest dollar, of the Enhanced
2 base salary multiplied by the Initial factor, then multiplied by the Cumulative annual factor, and
3 then multiplied by the Annual factor.

4 (b) Calculation of salary.

5 (1) Each member of the city commission shall receive a salary that is equal to the amount
6 of the Adjusted salary based upon the most recent population data available to the Human
7 Resources Department at the time the budget is developed in May of each year.

8 (2) The Human Resources Department shall certify the Annual factor and Cumulative
9 annual factor and shall use the same factors as the Florida Department of Management Services,
10 to the extent possible. If, after due diligence, the Human Resources Department is unable to
11 obtain the Annual factor and Cumulative annual factor from the Florida Department of
12 Management Services, or other department of the State of Florida which is responsible for
13 determining the factors, the Human Resources Department shall use the Annual factor and
14 Cumulative annual factor from the most recent year that the Florida Department of Management
15 Services certified the factors.

16 (3) In any given year, the mayor’s salary shall be that of a commissioner plus 25% of the
17 commissioner salary.

18 (c) Frequency of pay. The annual salaries calculated according to the formula in this section will
19 become effective beginning the first full biweekly pay period in January of each year. The
20 salaries shall be paid on a biweekly pay cycle from the general fund of the city in equal amounts
21 for each biweekly period of service, except for the first and last payment that shall be made on a
22 prorata basis. Such salary shall be calculated from the date the commissioner or mayor

1 respectively, takes office and shall continue until the mayor or commissioner no longer holds
2 such office.

3 **Section 2.** It is the intention of the City Commission that the provisions of Section 1 of
4 this Ordinance shall become and be made a part of the Charter and the Code of Ordinances of the
5 City of Gainesville, Florida, and that the sections and paragraphs of this Ordinance may be
6 renumbered or relettered in order to accomplish such intentions.

7 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance
8 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
9 finding shall not affect the other provisions or applications of this ordinance that can be given
10 effect without the invalid or unconstitutional provision or application, and to this end the
11 provisions of this ordinance are declared severable.

12 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
13 such conflict hereby repealed.

14 **Section 5.** This ordinance shall become effective October 1, 2023.
15

16 **PASSED AND ADOPTED THIS _____ DAY OF DECEMBER, 2022.**
17

18 _____
19 LAUREN POE
20 MAYOR

21
22
23 ATTEST:

Approved as to form and legality

24
25
26
27 _____
28 OMICHELE D. GAINEY
29 CITY CLERK

DANIEL M. NEE
INTERIM CITY ATTORNEY

1

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3 This ordinance passed on first reading this ____ day of December, 2022.

4

5 This ordinance passed on second reading this ____ day of December, 2022.



City of Gainesville Agenda Report

File #: 2022-617

Agenda Date: December 15, 2022

Department: City Attorney

Title: 2022-617 Revisions to Ch. 14.5 Titled “Miscellaneous Business Regulations” of the City Code of Ordinances Adding Article IX Fair Chance Hiring, and Amending Ch. 2, Sec. 2-339 Titled “Applicable codes and ordinances” Listing Article IX of Ch. 14.5 (B)

Description: : Ordinance No. 2022-617 An ordinance of the City of Gainesville, Florida, amending Chapter 14.5 of the Code of Ordinances, relating to miscellaneous business regulations by adding Article IX Fair Chance Hiring; providing findings of facts and definitions; enumerating fair chance hiring practices; setting forth administration, penalties, data and reporting; and amending Chapter 2, Sec. 2-339 of the Code of Ordinances, relating to civil citation applicable codes and ordinances; adding Article IX of Chapter 14.5 to the list of ordinances enforceable by the procedure described in Division 6 of Article V, Chapter 2; providing directions to the codifier, providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation:

On May 13, 2021, the General Policy Committee heard a presentation by Community Spring nonprofit, advocating the adoption of a “fair chance hiring” ordinance. The proposed ordinance would bar local businesses from performing criminal background screenings on job applicants prior to extending an offer of employment. While the City currently implements such practices for its public employees, the proposed ordinance would apply to private employers having 15 or more employees. Following the presentation, the Committee approved a motion to refer the matter to the Office of Equity and Inclusion for further analysis and to the City Attorney for drafting of an ordinance for further discussion.

On February 24, 2022, the General Policy Committee considered a first draft of the proposed ordinance and heard further feedback from Community Spring and other interested parties. The Committee directed staff to engage with local businesses and the Chamber of Commerce, and to perform a study to determine the impact of the proposed ordinance on local businesses, including the fiscal impact on the Office of Equity and Inclusion. On October 13, 2022, the Office of Equity and Inclusion reported

back to the Committee on its engagement with the Chamber of Commerce and local businesses. The Committee also heard from members of the business community, Community Spring, and other interested parties. The Committee directed the City Attorney to incorporate specific changes to the draft ordinance and bring back a final version for first reading by the City Commission. This ordinance addresses the specific changes requested by the General Policy Committee.

Recommendation:

The City Commission adopt the proposed ordinance.

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WHEREAS, at least ten (10) days' notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
CITY OF GAINESVILLE, FLORIDA:**

CHAPTER 14.5. – MISCELLANEOUS BUSINESS REGULATIONS

Sec. 14.5-177. – Authority.

1 This article is enacted under the Home Rule Power of the City of Gainesville, Florida,
2 in the interest of the health, peace, safety, and general welfare of the people of the city.

3 **Sec. 14.5-178. Scope.**

4 **(A) This article applies to any employer as defined in this Article.**

5 **(B) This article does not apply to a job/employment for which a federal, state, or local**
6 **law, or compliance with legally mandated insurance or bond requirement disqualifies an**
7 **individual based on criminal history.**

8 **(C) Nothing in this article limits an employer's authority to withdraw a conditional**
9 **offer of employment for any lawful reason, including the determination that an individual is**
10 **unsuitable for the job based on an individualized assessment of the individual's criminal history**
11 **in accordance with well-settled federal and state law.**

12 **(D) Nothing in this article limits an individual's ability to seek redress under Title VII**
13 **of the Civil Rights Act of 1964, Title VI of the Consumer Credit Protection Act (Fair Credit**
14 **Reporting Act), the Florida Civil Rights Act of 1992, or any other federal or state legislation.**

15 **Sec. 14.5-179. Findings of fact.**

16 **(A) The city commission finds that denying an employment opportunity to an**
17 **otherwise qualified person based on the person's criminal history that is not relevant to the job**
18 **under consideration:**

19 **(1) is unjust;**

20 **(2) is detrimental to the health, safety, and welfare of the residents of the City;**

21 **(3) prevents the reintegration of the person into the community;**

1 (4) creates a burden on public resources and law enforcement;

2 (5) contributes to crime and recidivism; and

3 (6) contributes to unemployment and harms the local economy.

4 (B) The city commission further finds that it is within the police power and the
5 responsibility of the City to remedy the problems enumerated in subsection (A).

6 Sec. 14.5-180. Definitions.

7 In this article:

8 (A) *Adverse action* means a refusal to hire, a refusal to promote, or the revocation of
9 an offer of employment or promotion based on receipt or review of information detailing
10 criminal history.

11 (B) *Application* means a written or oral expression of interest in a job by an individual
12 made in compliance with the employer's established criteria for receiving expressions of interest.

13 (C) *Arrest* means being apprehended, detained, taken into custody, held for
14 investigation, or restrained by a law enforcement agency due to an accusation or suspicion that
15 the person committed a crime.

16 (D) *Conditional Employment Offer* means an oral or written offer by an employer to
17 employ an individual in a job, or placement in a staffing agency's staffing pool, that is
18 conditioned solely on the employer's evaluation of the individual's criminal history, and may be
19 conditioned on any pre-employment medical examinations authorized under the Americans with
20 Disabilities Act (ADA).

1 (E) ***Criminal accusation*** means an accusation that an individual has committed a
2 crime, lodged by a law enforcement agency through an indictment, information, complaint, or
3 other formal charge.

4 (F) ***Criminal History*** means a conviction, plea of nolo contendere, or deferred
5 adjudication arising from a felony or misdemeanor criminal accusation made under state law,
6 federal law, or a comparable law of another state of the United States.

7 (G) ***Employment*** means to work for an employer for pay. The term includes full time
8 work, part time work, temporary or seasonal work, contract work, casual or contingent work,
9 work through the services of a temporary or other employment agency, and participation in a
10 vocational, apprenticeship, or educational training program.

11 (H) ***Employer*** means any person, company, corporation, firm, labor organization, or
12 association with fifteen (15) or more employees whose primary work location is in the City for
13 each working day in each of four (4) or more calendar weeks in the current or preceding calendar
14 year. The term includes an agency acting on behalf of an employer. The term does not include:

- 15 (1) the United States;
- 16 (2) a corporation wholly owned by the government of the United States;
- 17 3) a club (other than a labor organization) that is exempt from taxation under
18 Section 501(c) of the Internal Revenue Code;
- 19 (4) the state or a state agency;
- 20 (5) a political subdivision of the state;
- 21 (6) a child care facility as defined by Florida Statutes;

1 (7) a care facility falling under Chapter 400 or Chapter 429 of the Florida
2 Statutes; or

3 (8) any other entity who is excluded by operation of state or federal law.

4 (I) *Individualized assessment* means an evaluation of the criminal history of an
5 individual that includes, at a minimum, the following factors:

6 (1) the nature and gravity of any offenses in the individual's criminal history;

7 (2) the age of the individual at the time of the offense;

8 (3) the length of time since the offense and completion of the sentence;

9 (4) the nature and duties of the job for which the individual has applied; and

10 (5) any information demonstrating the individual's rehabilitation and good
11 conduct since the occurrence of the criminal offense.

12 (J) *Job* means an employment position with an employer for which the employer has
13 solicited or accepted applications and which the employer is currently attempting to fill.

14 (K) *Staffing agency* means an employer that:

15 (1) assigns individuals employed by it to perform work for another employer;

16 and

17 (2) retains the obligation to pay such individuals for the work performed for
18 the other employer.

19 (L) *Staffing pool* means a list of individuals retained by a staffing agency before the
20 assignment of a specific job to perform for another employer.

1 **Sec. 14.5-181. Fair chance hiring practices.**

2 **(A) An employer may not publish or cause to be published information about a job**
3 **covered by this article that states or implies that an individual's criminal history automatically**
4 **disqualifies the individual from consideration for the job.**

5 **(B) An employer may not solicit or otherwise inquire about the criminal history of an**
6 **individual in an application for a job covered by this article.**

7 **(C) An employer may not solicit from the applicant or otherwise inquire through**
8 **third-parties about an arrest or criminal accusation made against an individual, other than an**
9 **arrest or criminal accusation relating to domestic violence, which:**

10 **a. is not then pending against the applicant; or**

11 **b. did not result in a conviction, plea of nolo contendere, or deferred adjudication.**

12 **(D) An employer may not solicit criminal history information about an individual or**
13 **consider an individual's criminal history unless the employer has first made a conditional**
14 **employment offer to the individual. This does not preclude an employer from explaining to**
15 **applicants, in writing, the individualized assessment system that the employer uses to consider**
16 **criminal history.**

17 **(E) An employer may not refuse to consider employing an individual in a job covered**
18 **by this article because the individual did not provide criminal history information before the**
19 **individual received a conditional employment offer.**

20 **(F) An employer may not take adverse action against an individual because of the**
21 **individual's criminal history unless the employer has determined that the individual is unsuitable**
22 **for the job based on an individualized assessment conducted by the employer.**

1 **(G) Prior to taking adverse action against an individual because of the individual's**
2 **criminal history, an employer must:**

- 3 **a. inform the individual of the basis for the decision;**
4 **b. provide the individual with the criminal history records used by the employer in**
5 **consideration of the individual's application; and**
6 **c. provide the individual a reasonable opportunity to provide the employer with**
7 **additional context about the criminal history records and any information**
8 **demonstrating the individual's rehabilitation and good conduct since the**
9 **occurrence of the criminal offense.**

10 **(H) An employer who takes adverse action against an individual based on the**
11 **individual's criminal history must inform the individual in writing that:**

- 12 **a. the adverse action was based on the individual's criminal history; and**
13 **b. include the following statement in the notice:**

14 **This notice is provided in accordance with the City of Gainesville Code of**
15 **Ordinances, Chapter 14.5, Section 14.5-181, which regulates the process and**
16 **timing of criminal background checks conducted on job applicants.**

17 **(I) Nothing in this article shall be construed as precluding an employer from**
18 **exercising discretion to not hire an applicant for any lawful reason, including the determination**
19 **that an individual is unsuitable for the job based on an individualized assessment of the**
20 **individual's criminal history in accordance with well-settled federal and state law.**

21 **(J) Notwithstanding any other part of this article, a staffing agency may solicit**
22 **criminal history information about an individual and make an individualized assessment of an**

individual's criminal history when the staffing agency has identified a job to which the individual will be employed or placed in a staffing pool.

Sec. 14.5-182. Retaliation prohibited.

An employer may not take adverse action against an individual because the individual has reported a violation of this article by an employer, or has participated in an administrative proceeding under this article.

Sec. 14.5-183. Administration.

(A) The Office of Equity and Inclusion shall:

- (1) educate employers and residents about this article;**
- (2) receive and investigate complaints alleging a violation of this article;**
- (3) enforce this article; and**
- (4) adopt rules necessary to implement this article.**

(B) To be considered by the Office of Equity and Inclusion, a complaint alleging a violation of this article must be filed with the Office of Equity and Inclusion no later than the 90th calendar day after the individual receives knowledge of the alleged violation, but in no event later than 180 days from the date of the alleged violation.

(C) For purposes of enforcement of this article, employees of the Office of Equity and Inclusion may receive appropriate training and be designated code enforcement officers as provided in Sec. 2-337(a).

1 (D) If the Office of Equity and Inclusion finds that a violation of this ordinance has
2 occurred, the Office of Equity and Inclusion shall provide notice to the employer and issue a
3 civil citation as provided in Sec. 14.5-184

4 Sec. 14.5-184. Penalties.

5 The city may enforce this article by civil citation in accordance with division 6, article
6 V, chapter 2, except the following additional procedures shall apply:

7 (A) Half of any civil penalty recovered under this article shall be awarded to the
8 complainant.

9 (B) For the first violation of this article, an employer will be subject to a civil penalty
10 in the amount of \$500.

11 (C) For each subsequent violation of this article, an employer will be subject to a civil
12 penalty in the amount of \$500.

13 (D) An employer shall only be subject to one civil penalty assessment per
14 advertisement about a job covered by this article, or per application that violates this article.

15 (E) For a first-time violation of this article by an employer, the Office of Equity and
16 Inclusion may instead issue a warning if the employer attends an appropriate training session
17 about compliance with this article.

18 Sec. 14.5-185. Data and reporting.

19 (A) The Office of Equity and Inclusion shall maintain data on the number of
20 complaints

1 filed pursuant to this article, demographic information on the complainants, the
2 number of investigations it conducts, and the disposition of every complaint and
3 investigation.

4 (B) Data maintained by the Office of Equity and Inclusion pursuant to subsection (A)
5 of this section shall be submitted to the city commission annually, beginning one
6 year from the effective date of this ordinance.

7 **Section 2.** Chapter 2, Section 2-339, "Applicable codes and ordinances," of the Code of
8 Ordinances of the City of Gainesville is amended to add the following:

Section	Description	Class	Penalty
<u>Article IX of Chapter 14.5</u>	<u>Fair Chance Hiring</u>	<u>IV</u>	\$500

9
10 **Section 3.** It is the intention of the City Commission that the provisions of Sections 1
11 and 2 of this Ordinance shall become and be made a part of the Charter and the Code of
12 Ordinances of the City of Gainesville, Florida, and that the sections and paragraphs of this
13 Ordinance may be renumbered or relettered in order to accomplish such intentions.

14 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
15 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
16 finding shall not affect the other provisions or applications of this ordinance that can be given
17 effect without the invalid or unconstitutional provision or application, and to this end the
18 provisions of this ordinance are declared severable.

19 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
20 such conflict hereby repealed.

Section 6. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2022.

Lauren Poe
Mayor

ATTEST:

Approved as to form and legality

Omichele D. Gainey
City Clerk

Daniel M. Nee
Interim City Attorney

This ordinance passed on first reading this ____ day of _____, 2022.

This ordinance passed on second reading this ____ day of _____, 2022.



City of Gainesville

Office of Equity & Inclusion



Below is the community feedback from the September 8th Business Leaders Roundtable on the City of Gainesville's Proposed Fair Chance Hiring Ordinance. The Business Leaders Roundtable was co-hosted by the Office of Equity and Inclusion, the Greater Gainesville Chamber and Community Spring.

Questions/Concerns from Attendees:

Will I be second-guessed, for example, if I am hiring for a semi-truck driver and have an applicant with a battery charge (hot temper), can I decline to hire?

The language concerning the process needs to be clarified/expanded upon.

Can I ask about issues that may come up in the background check (save us both time before we get to that point?)

This ordinance will be especially costly to smaller employers—the hiring process takes time and money and with the turnover in many businesses, this adds to both.

I understand the intent of the ordinance, but once it is passed, intent does not matter. The language as it is in the draft is too vague.

Some of the provisions in the draft are based on conditions in Austin, TX, for example staffing agencies. This is not appropriate to conditions here locally.

Add language at the end of the individualized assessment section: “at the employer’s sole discretion.”

Include language related to malpractice insurance liability (this as it stands would raise premiums substantially, particularly for law firms)

Clarify the language as it relates to a main employer who contracts through a hiring service: where does the responsibility for enforcement lie?

Clarify the definition of “employer”

This seems like a solution in search of a problem. The practice is already in place at UF and within the County: will result in more time, more money and more pain for employers.

Enforcement and penalties must be spelled out more clearly.

How will employers be educated/trained on the requirements as specified?

How will employers navigate multiple locations, many of which are out of state?

CHAPTER 14.5. – MISCELLANEOUS BUSINESS REGULATIONS

ARTICLE IX. FAIR CHANCE HIRING.

Sec. 14.5-177. – Authority.

This article is enacted under the Home Rule Power of the City of Gainesville, Florida, in the interest of the health, peace, safety, and general welfare of the people of the city.

Sec. 14.5-178. Scope.

(A) This article applies to any employer as defined in this Article.

(B) This article does not apply to a job/employment for which a federal, state, or local law, or compliance with legally mandated insurance or bond requirement disqualifies an individual based on criminal history.

(C) Nothing in this article limits an employer's authority to withdraw a conditional offer of employment for any lawful reason, including the determination that an individual is unsuitable for the job based on an individualized assessment of the individual's criminal history in accordance with well-settled federal and state law.

(D) Nothing in this article limits an individual's ability to seek redress under Title VII of the Civil Rights Act of 1964, Title VI of the Consumer Credit Protection Act (Fair Credit Reporting Act), the Florida Civil Rights Act of 1992, or any other federal or state legislation.

Sec. 14.5-179. Findings of fact.

(A) The city commission finds that denying an employment opportunity to an otherwise qualified person based on the person's criminal history that is not relevant to the job under consideration:

- (1) is unjust;
- (2) is detrimental to the health, safety, and welfare of the residents of the City;
- (3) prevents the reintegration of the person into the community;
- (4) creates a burden on public resources and law enforcement;
- (5) contributes to crime and recidivism; and
- (6) contributes to unemployment and harms the local economy.

(B) The city commission further finds that it is within the police power and the responsibility of the City to remedy the problems enumerated in subsection (A).

Sec. 14.5-180. Definitions.

In this article:

(A) *Adverse action* means a refusal to hire, a refusal to promote, or the revocation of an offer of employment or promotion based on receipt or review of information detailing criminal history.

(B) *Application* means a written or oral expression of interest in a job by an individual made in compliance with the employer's established criteria for receiving expressions of interest.

(C) *Conditional Employment Offer* means an oral or written offer by an employer to employ an individual in a job, or placement in a staffing agency's staffing pool, that is conditioned solely on the employer's evaluation of the individual's criminal history, and may be conditioned on any pre-employment medical examinations authorized under the Americans with Disabilities Act (ADA).

(D) *Criminal History* means an arrest, conviction, plea of nolo contendere, or deferred adjudication arising from a felony or misdemeanor criminal accusation made under state law, federal law, or a comparable law of another state of the United States.

(E) *Employment* means to work for an employer for pay. The term includes full time work, part time work, temporary or seasonal work, contract work, casual or contingent work, work through the services of a temporary or other employment agency, and participation in a vocational, apprenticeship, or educational training program.

(F) *Employer* means a person, company, corporation, firm, labor organization, or association that employs at least fifteen (15) individuals whose primary work location is in the City for each working day in each of twenty (20) or more calendar weeks in the current or preceding calendar year. The term includes an agency acting on behalf of an employer. The term does not include:

- (1) the United States;
- (2) a corporation wholly owned by the government of the United States;
- (3) a bona fide private membership club (other than a labor organization) that is exempt from taxation under Section 501(c) of the Internal Revenue Code;
- (4) the state or a state agency;
- (5) a political subdivision of the state;
- (6) a daycare or child care facility as defined by Florida Statutes;
- (7) a care facility as defined by Florida Statutes; or
- (8) any other entity who is excluded by operation of state or federal law.

(G) *Individualized assessment* means an evaluation of the criminal history of an individual that includes, at a minimum, the following factors:

- (1) the nature and gravity of any offenses in the individual's criminal history;
- (2) the age of the individual at the time of the offense;
- (3) the length of time since the offense and completion of the sentence;
- (4) the nature and duties of the job for which the individual has applied; and

- (5) any information demonstrating the individual's rehabilitation and good conduct since the occurrence of the criminal offense.

(H) *Job* means an employment position with an employer for which the employer has solicited or accepted applications and which the employer is currently attempting to fill.

(I) *Staffing agency* means an employer that:

- (1) assigns individuals employed by it to perform work for another employer; and
- (2) retains the obligation to pay such individuals for the work performed for the other employer.

(J) *Staffing pool* means a list of individuals retained by a staffing agency before the assignment of a specific job to perform for another employer.

Sec. 14.5-181. Fair chance hiring practices.

(A) An employer may not publish or cause to be published information about a job covered by this article that states or implies that an individual's criminal history automatically disqualifies the individual from consideration for the job.

(B) An employer may not solicit or otherwise inquire about the criminal history of an individual in an application for a job covered by this article.

(C) An employer may not solicit from the applicant or otherwise inquire through third-parties about an arrest or criminal accusation made against an individual, other than an arrest or criminal accusation relating to domestic violence, which:

- a. is not then pending against the applicant; or
- b. did not result in a conviction, plea of nolo contendere, or deferred adjudication.

(D) An employer may not solicit criminal history information about an individual or consider an individual's criminal history unless the employer has first made a conditional employment offer to the individual. This does not preclude an employer from explaining to applicants, in writing, the individualized assessment system that the employer uses to consider criminal history.

(E) An employer may not refuse to consider employing an individual in a job covered by this article because the individual did not provide criminal history information before the individual received a conditional employment offer.

(F) An employer may not take adverse action against an individual because of the individual's criminal history unless the employer has determined that the individual is unsuitable for the job based on an individualized assessment conducted by the employer.

(G) Prior to taking adverse action against an individual because of the individual's criminal history, an employer must:

- a. inform the individual of the basis for the decision;
- b. provide the individual with the criminal history records used by the employer in consideration of the individual's application; and

- c. provide the individual a reasonable opportunity to provide the employer with additional context about the criminal history records and any information demonstrating the individual's rehabilitation and good conduct since the occurrence of the criminal offense.

(H) An employer who takes adverse action against an individual based on the individual's criminal history must inform the individual in writing that:

- a. the adverse action was based on the individual's criminal history; and
- b. include the following statement in the notice:

The City of Gainesville Code of Ordinances, Chapter 14.5, Section 14.5-181 prohibits denying an employment opportunity to an otherwise qualified person based solely on the person's criminal history that is not relevant to the job under consideration.

(I) Notwithstanding any other part of this article, a staffing agency may solicit criminal history information about an individual and make an individualized assessment of an individual's criminal history when the staffing agency has identified a job to which the individual will be employed or placed in a staffing pool.

Sec. 14.5-182. Retaliation prohibited.

An employer may not take adverse action against an individual because the individual has reported a violation of this article by an employer, or has participated in an administrative proceeding under this article.

Sec. 14.5-183. Administration.

(A) The Office of Equity and Inclusion shall:

- (1) educate employers and residents about this article;
- (2) receive and investigate complaints, including anonymous complaints, alleging a violation of this article;
- (3) enforce this article;
- (4) seek voluntary compliance with this article before assessing a civil penalty; and
- (5) adopt rules necessary to implement this article.

(B) To be considered by the Office of Equity and Inclusion, a complaint alleging a violation of this article must be filed with the Office of Equity and Inclusion no later than the 90th calendar day after the individual receives knowledge of the alleged violation, but in no event later than 180 days from the date of the alleged violation.

(C) For purposes of enforcement of this article, employees of the Office of Equity and Inclusion may receive appropriate training and be designated code enforcement officers as provided in Sec. 2-337(a).

(D) If the Office of Equity and Inclusion finds that a violation of this ordinance has occurred, and voluntary compliance cannot be obtained, the Office of Equity and Inclusion shall provide notice to the employer and issue a civil citation as provided in Sec. 14.5-184.

Sec. 14.5-184. Penalties.

The city may enforce this article by civil citation in accordance with division 6, article V, chapter 2, except the following additional procedures shall apply:

(A) Half of any civil penalty recovered under this article shall be awarded to the complainant.

(B) For the first violation of this article, an employer will be subject to a civil penalty in the amount of \$500.

(C) For each subsequent violation of this article, an employer will be subject to a civil penalty in the amount of \$1,000.

(D) An employer shall only be subject to one civil penalty assessment per advertisement about a job covered by this article, or per application that violates this article.

(E) For a first-time violation of this article by an employer, the Office of Equity & Inclusion may instead issue a warning if the employer attends an appropriate training session about compliance with this article.

Sec. 14.5-185. Data and reporting.

(A) The Office of Equity & Inclusion shall maintain data on the number of complaints filed pursuant to this article, demographic information on the complainants, the number of investigations it conducts, and the disposition of every complaint and investigation.

(B) Data maintained by the Office of Equity & Inclusion pursuant to subsection (A) of this section shall be submitted to the city commission annually, beginning one year from the effective date of this ordinance.

Mayor Poe
Commissioner Arreola
Commissioner Duncan-Walker
Commissioner Hayes-Santos
Commissioner Johnson
Commissioner Saco
Commissioner Ward

May 12, 2021

Dear Gainesville City Commissioners,

We, the undersigned organizations, write in support of a local ordinance that would give people with criminal records a fair chance at employment with businesses throughout the city. We want our neighbors who have served their time to have a meaningful opportunity to compete for jobs and re-engage with their community. The current system of widespread and overbroad hiring restrictions not only hurts people with records, but also businesses and the broader community.

Overbroad hiring restrictions are a lose-lose

Hundreds of people come home to our community from prison and jail every year. They are expected to work and be productive members of society. Many have fines and fees that they must pay as part of the terms of their release, and if they fall short they will be re-incarcerated. Yet despite being motivated and qualified, they face barrier after barrier to finding work. Pervasive questions about criminal records on job applications or in interviews prevent them from being seen as they are today. As a result, formerly incarcerated people are unemployed at a rate of over 27% on a national level — higher than the unemployment rate during the Great Depression.

These overbroad hiring restrictions also hurt businesses. Criminal records are not good proxies for employability. In fact, companies that are open to hiring people with records can improve their bottom line by tapping into a large pool of talented workers. Research has also shown that turnover among people with records is lower and they are more motivated to perform.

People with employment are far less likely to reoffend. In fact, joblessness is the single most important predictor of recidivism. On a local level, that means that increased employment results in increased public safety and more taxes coming in. On a larger scale, this means huge savings for taxpayers by keeping more people out of the criminal justice system. One study estimated that increasing employment for people released from Florida state prisons by 50% would save \$86 million annually in incarceration costs.

Finally, given the stark racial disparities in the criminal justice system, excluding people from employment based on criminal records is an issue of racial equity. In Alachua County, Black people are incarcerated at a rate nine times greater than white people. There are also racial

disparities in how employers consider criminal records. One study found that the negative impact of a criminal record on getting a job interview is 40% greater for Black people than for white people with similar histories.

Our community needs a fair chance hiring ordinance

A Gainesville fair chance hiring ordinance would help ensure that each applicant is considered on an individual basis, not just their record. Such individualized assessments have been shown to increase their chances of being hired. There are several ways to achieve this goal, mostly by removing questions about criminal records from the initial stages of the hiring process. For example, a well-designed fair chance hiring ordinance would require employers to:

- Not ask about criminal records on the job application.
- Delay any record screening until after a conditional offer is made.
- Only look at convictions and pending prosecutions, not arrests.
- Consider the context of any convictions, including time passed since the offense, whether it is related to the job position, and evidence of rehabilitation.
- Give applicants an opportunity to review the information in the background report and provide additional context to the employer.

A fair chance hiring ordinance would *not* require an employer to hire an applicant with a record. The employer retains full discretion to conduct a background check and hire the most qualified candidate. This policy would simply shift the manner and timing of any record screenings.

To date, 14 states and 20 local jurisdictions have enacted fair chance hiring policies for private employers. While such a policy is squarely within the authority of localities in Florida, Gainesville would be the first to take this step in the state. There was a bill in the 2020 Florida legislative session that would have preempted local rules on pre-employment screenings, but it died in committee. Now is the time for Gainesville to act to give all of our neighbors a fair chance at employment.

If you have questions, please contact Max Tipping (mtipping@csgnv.org) and Tequila McKnight, (tmcknight@csgnv.org). We look forward to working with you to build a more just and inclusive Gainesville.

Sincerely,

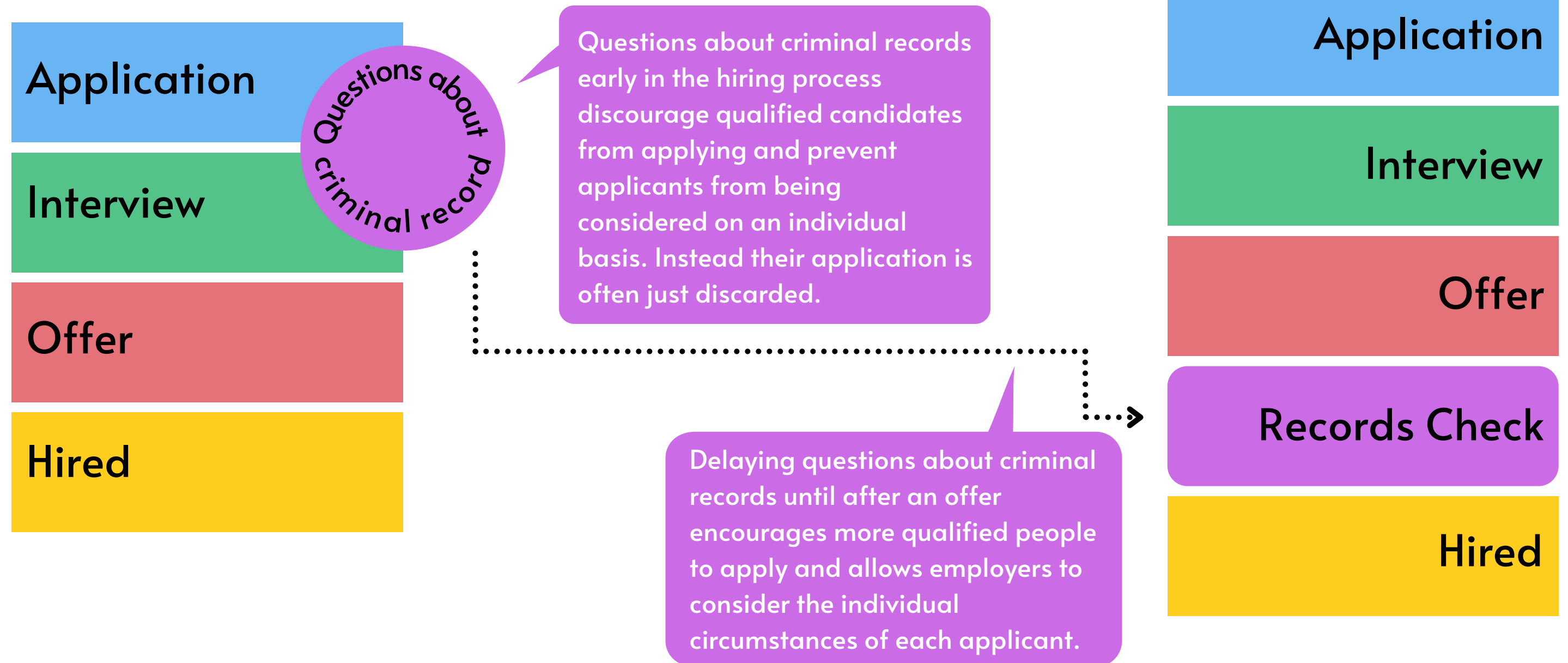
**Agricultural Justice Project
Alachua County Labor Coalition
Coalition to Abolish Prison Slavery
Community Spring
Cultural Arts Coalition
Dream Defenders
Faith Mission, a ministry of Trinity UMC**

First Community CDC
Florida Council for Incarcerated and Formerly Incarcerated Women and Girls
Florida Legal Services, Inc.
Florida Prisoner Solidarity
Gainesville Alliance for Equitable Development
Gainesville For All
Gainesville Vineyard Ministries
GNV Bridge Community Center
Greater Bethel AME Church
Greater Duval Neighborhood Association
Human Rights Coalition of Alachua County
North Central Florida Indivisible
Open Door Ministries
Overcomers International Ministries
Prayers by Faith Ministries
Project YouthBuild
River Phoenix Center for Peacebuilding
Rural Women's Health Project
Students Against Mass Incarceration UF
UF Minorities in Agriculture, Natural Resources, and Related Sciences

Current Hiring Process

VS

Fair Chance Hiring Process



Everyone Needs a Fair Chance at Employment

Job Barriers Hurt Businesses, People with Records, and the Community

About 1 out of every 3 adults in the U.S. have an arrest or conviction on their record. Many of them are turned away from jobs without being fully considered, despite being qualified and motivated to do the work. As a result, formerly incarcerated people are unemployed at a rate of over 27% — higher than the unemployment rate during the Great Depression. Hundreds of people come home to our community from state prison each year, and the jail has a capacity of about 1,000 people at any one time, most of whom will come home within a year. In short, thousands of our neighbors are being systematically excluded from even applying for good paying jobs.

Removing Employment Barriers is Good for Businesses

Criminal records are not good proxies for employability. In fact, companies who are open to hiring people with records can improve their bottom line and tap into a large pool of talented, motivated workers. Research has shown that turnover among people with records is lower and they are motivated to perform because they often have fewer employment options. That's why major employers such as Starbucks, Facebook, Koch Industries, Target and Walmart have implemented fair chance hiring policies.

Employment Reduces Re-Incarceration

People with employment are far less likely to reoffend. In fact, joblessness is the single most important predictor of recidivism. On a personal level, having a job and engaging in your community means the opportunity to continue building a new life. On a local level, it means increased public safety and more taxes coming in. On a larger scale, this means huge savings for taxpayers by keeping folks out of the criminal justice system. One study estimated that increasing employment for people released from Florida state prisons by 50% would save \$86 million annually in incarceration costs.

"If employers had just talked to me and seen me for the person I am, I would have gotten a job and they would have gotten a great asset. Instead we both lost out."

-Local resident with a criminal record

Fair Chance Employment is a Racial Justice Issue

Given the pervasive racial disparities in the criminal justice system, excluding people from employment based on criminal records is an issue of racial equity. In Alachua County, black people are incarcerated at a rate 9 times higher than white people. More than 2% of the black population of Alachua County is behind bars at any given time. These individuals face permanent barriers to employment when they come home. Research has also shown that there are racial disparities in how employers consider criminal records. The negative impact of a criminal record on getting a job interview is 40% greater for blacks than for whites with similar histories.

Fair Chance Policy FAQs

How would a fair chance policy help?

A fair chance policy helps ensure that each applicant is considered on an individual basis, not just their record, which increases their chances of being hired.

What should be included in a fair chance policy?

A well-designed fair chance policy would require private employers to:

- Not ask about criminal records on the job application.
- Delay any record screening until after a conditional offer is made.
- Only look at convictions and pending prosecutions, not arrests.
- Consider the context of the conviction, including time passed since the offense, whether it is related to the job position, and evidence of rehabilitation.
- Give applicants an opportunity to review the information in the background report and have a conversation with the employer about their record.

Is there already a fair chance policy in effect here?

No. The City of Gainesville enacted a fair chance policy in 2015, but it only covers hiring for the city itself. There is no local ordinance that covers private employers.

Is this type of policy preempted by the state?

No. There was a bill in the 2020 legislative session that would have preempted local rules on pre-employment screenings, but it died in committee.

Does a fair chance policy mean that employers must hire someone with a record?

No. An employer is not required to hire an applicant with a record under a fair chance policy. The employer retains full discretion to hire the most qualified candidate.

Who has adopted fair chance policies?

36 states and over 150 cities and counties have adopted some form of fair chance policy related to public-sector employment. Of these, 14 states and 35 local jurisdictions apply their policies to private employers or government contractors.

Where can I learn more about fair chance research and policy?

- National Employment Law Project - [Research Supports Fair-Chance Policies](#)
- American Civil Liberties Union - [Back to Business](#)
- Florida Tax Watch - [Locked Up, Then Locked Out](#)
- Equal Employment Opportunity Commission - [Enforcement Guidance](#)
- WUFT - [Locked Out: The Struggles of Securing a Job](#)

Who can I contact to discuss this idea in more detail?

Max Tipping, Policy Director, mtipping@csgnv.org
Tequila McKnight, Fellow, tmcknight@csgnv.org



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City of Gainesville Policy Program Preliminary Research & Analysis

TOPIC: Fair Chance Hiring

PREPARED BY: Charlotte Coon, Policy Research Fellow

DATE:

REQUESTED BY: Mayor Poe

OBJECTIVE

To examine Fair Chance Hiring policies in municipalities around the country, including in Gainesville, to understand the advantages and disadvantages of expanding a policy to private employers.

EXECUTIVE SUMMARY

Fair Chance Hiring practices are aimed at removing questions regarding criminal history from the initial hiring process, with the intention of encouraging formerly incarcerated individuals to apply for jobs they are qualified for, with the potential to benefit both employers and employees. These practices are most commonly implemented by municipalities for public employees, however some municipalities require compliance from private as well as public employers. There are several potential benefits to enacting Fair Chance Hiring policies, such as increased hiring pools and lower unemployment rates, but it is not a perfect nor a stand-alone solution to the issue of racial disparities in hiring.

HISTORY/BACKGROUND INFORMATION

Fair Chance Hiring

Fair Chance Hiring refers to the practice of not asking for criminal background on applications at the beginning of the hiring process. This is aimed at lowering the barriers to employment that many formerly incarcerated individuals face during their job search by allowing potential employers to screen applicants based on their relevant skills rather than criminal history. There are two different

levels of Fair Chance Hiring practices that cities and municipalities use. The first level only applies to public employers, i.e. municipal human resource departments follow the policy, and the second level covers both public and private employers. While a few municipalities have Fair Chance Hiring practices implemented for both public and private employees, it is more common for Fair Chance to apply to only public employees.

Fair Chance Hiring practices have been implemented in “36 states and over 150 cities and counties”¹ as of September 2020 and the federal “Fair Chance to Compete for Jobs Act of 2019” will go into effect in December 2021. This Act will “prohibit Federal agencies and Federal contractors from requesting that an applicant for employment disclose criminal history record information before the applicant has received a conditional offer, and for other purposes.”²

Why Fair Chance Hiring Matters

Fair Chance Hiring practices, also known as “Ban the Box” policies, work to address racial disparities in hiring practices, particularly those experienced by people of color. People of color are more likely to be convicted in a court of law which can result in increased barriers to hiring when compared to other racial demographics.³ This increased rate of conviction can cause problems when individuals with criminal records attempt to find employment after they are released. For non-Hispanic whites, having a criminal record was found to reduce the likelihood of a job callback from 34% to 17% while for African Americans that number dropped from 14% to 5% for those with a criminal record.⁴ In Alachua County, minorities, in particular Black people, are more likely to be involved with the criminal justice system. The arrest rate for Whites is 3.1 percent and for Asians 0.5 percent, while for Blacks the arrest rate is 12 percent. African-Americans are 3.9 times more likely to be arrested in Alachua County than Whites.⁵ There is also a disproportional number of African-American men incarcerated across the state and the country. 2.4 percent of the total Black population in Alachua County are incarcerated, and they represent around 70.8 percent of the total inmate population in the county. Calculated as a disparity ratio, Blacks are 8.8 times more likely to be an inmate than non-Hispanic Whites.⁶ While Ban the Box policies can be a good first step towards combating racial bias in hiring practices and improving the lives of formerly incarcerated individuals, they are not a one size fits all solution. There is some concern that the implementation of Fair Chance Hiring practices can result in employers reducing the number of people of color they offer jobs to since “many [employers might] assume that young, low-skilled black and Hispanic men are likely to have criminal records and, as a result, don’t call them in for interviews.”⁷ To help combat this, Fair Chance Hiring practices could be implemented alongside other tools designed to assist formerly incarcerated individuals as they re-enter the workforce and training for employers on recognizing and overcoming unintentional biases in hiring.

¹ <https://www.nelp.org/publication/ban-the-box-fair-chance-hiring-state-and-local-guide/>

² <https://www.congress.gov/bills/116/congress/senate/bills/387/text?q=%7B%22search%22%3A%5B%22Fair+Chance+Act%22%5D%7D&r=1>

³ <https://www.prisonpolicy.org/blog/2020/07/27/disparities/>

⁴ https://scholar.harvard.edu/files/pager/files/pager_ajs.pdf (pg. 958)

⁵ https://www.behr.ufl.edu/sites/default/files/Research%20Reports/ri1_baseline_report.pdf

⁶ <http://www.djj.state.fl.us/research/reports/reports-and-data/>

⁷ <https://www.urban.org/debates/how-can-we-improve-ban-box-policies> (Jennifer Doleac)

Best Practices

Fair Chance Hiring practices differ based on municipality but in general they all follow a similar set of guidelines. The National Employment Law Project has provided the following best practices and model policies for municipalities looking to implement Fair Chance Hiring:⁸

- ◇ Avoid stigmatizing language – using phrases such as “people with records” rather than “ex-felons” or “ex-offenders”
- ◇ Conduct background checks only when it is appropriate for the job in questions – not all jobs require background checks and foregoing one, unless it is legally required, can save employers money.
- ◇ Include equal opportunity language on applications rather than blanket exclusions – aimed at preventing the discouragement of people with records from applying to jobs.
- ◇ For jobs requiring background checks, consider the relevance of the offense to the position as well as the time elapsed since the offense was committed – see US Equal Employment Opportunity Commission’s 2012 Enforcement Guidance for best practices.⁹
- ◇ Remove inquiries into conviction from job applications – includes “voluntary disclosure” sections
- ◇ Remove self-reporting questions from job applications – reduces the chance for misinterpretation by applicants that could result in discrepancies between self-reported history and background checks.
- ◇ Inform applicants rejected due to criminal background of reasoning in writing – allows applicants time to dispute or verify the information present in a background check.
- ◇ Allow applicants time to submit evidence of rehabilitation or mitigation – can include letters of recommendation or certificates of completion issues by relevant programs.
- ◇ Expand Fair Chance Hiring policy to private employers – aimed at ensuring equal opportunity across all areas of employment.
- ◇ Combine data collection and effective enforcement – minimum recommendation is to have the infrastructure to process complaints and conduct through audits to ensure compliance when necessary.

The National Employment Law Project also provides model administrative memos and model resolutions and ordinances for municipalities to reference when crafting legislation surrounding Fair Chance Hiring.¹⁰

State of Florida Current Legislation and Practices

As of 2021, Florida has no state-wide ordinance requiring the implementation of Fair Chance Hiring practices in its municipalities nor preempting the abilities of cities to enact Fair Chance Hiring Practices.¹¹ Currently, there are not any municipalities in the State of Florida which expand Fair

⁸ <https://www.nelp.org/publication/best-practices-model-fair-chance-policies/>

⁹ <https://www.eeoc.gov/laws/guidance/enforcement-guidance-consideration-arrest-and-conviction-records-employment-decisions>

¹⁰ <https://www.nelp.org/publication/best-practices-model-fair-chance-policies/>

¹¹ <https://www.paycor.com/resource-center/articles/ban-the-box-state-by-state/>

Chance Hiring practices to private employers, however there are several cities which implement Fair Chance Hiring practices for public employees.¹²

City of Gainesville Current Legislation and Practices

At the November 19, 2015 City Commission Meeting, the Gainesville City Commission specifically approved removing the Criminal Conviction History Checkbox from the City's Employment Application.¹³

Gainesville's Human Resources Department uses the Background Screening Process last revised in 2018 when considering new employees. This Process allows for background checks to only be ordered after a "verbal employment offer is made, [and] the recommended candidate must complete the Pre-Employment Certification/Release form and return it to the Human Resources Department."¹⁴ For cases where an applicant is found to have a criminal background, the following steps are used:¹⁵

- a) When filling full-time or part-time regular or temporary vacancies, Human Resources will follow EEOC guidance which requires that each case be reviewed individually rather than having a set of guidelines in which individuals are disqualified from employment eligibility. Regardless of the level of offense, each case will be reviewed individually and consideration will be given to:
 - i. The nature of work to be performed and responsibilities
 - ii. The level of unreasonable risk the offense may pose
 - iii. The time that has passed since the offense or sentence.
- b) Additionally, if there appears to be a pattern of same or similar violations over a period of time, additional scrutiny may be given to the applicants record.
- c) If a decision not to hire or promote a candidate is made based on the results of a background check, there may be certain additional Fair Credit Reporting Act (FCRA) notification requirements. The Human Resources representative will be responsible for handling such FCRA requirements as necessary.

PRELIMINARY RESEARCH AND FINDINGS

Alachua County

¹² <https://www.hireimage.com/news/lakeland-florida-implements-ban-the-box/#:~:text=Other%20cities%20in%20Florida%20with,Jacksonville%2C%20Tallahassee%2C%20and%20Sarasota.>

¹³ http://gainesville.granicus.com/player/clip/2531?view_id=2&redirect=true

¹⁴ E-1 HR Practice – Background Screening /Personal Communication, Oscar Calderon, Talent Acquisition Manager, City of Gainesville

¹⁵ ¹⁵ E-1 HR Practice – Background /Personal Communication, Oscar Calderon, Talent Acquisition Manager, City of Gainesville

Alachua County does not have an official Fair Chance Hiring policy but, in practice, they use the following process for hiring public employees:

Pre-hire background check

1. Except as otherwise provided by state or federal law, the Board will not inquire about an applicant's criminal history in its initial application for employment.
2. Except as otherwise provided by state or federal law, the Board will not seek an applicant's authorization to conduct a background check unless and until the applicant is selected as the finalist for a position.
3. The Board will make the finalist a contingent offer of employment pending a successful background check as determined by the Human Resource Director.
4. If the HR Director determines the background check makes the finalist ineligible for the position, the finalist will be notified and given an opportunity to respond. The HR Director will consider any additional information provided, and will supply a written response to the finalist.
5. The selection and hiring decisions are final and are not subject to appeal.

Limiting Provisions

1. This procedure does not apply to the selection of any position that is otherwise subject to additional screening or requirements regarding criminal history as allowed by state or federal law.
2. Nothing in this procedure requires the Board to hire someone with a criminal record, nor limits the Board's ability to select the most qualified applicant for a position.
3. Nothing in this procedure prohibits the Board from denying employment based on a criminal conviction directly related to the position sought.
4. Nothing in this procedure creates a cause of action for any applicant with regard to hiring or selection for employment.

Alachua County is in the process of updating their policies and will be including codifying their current Fair Chance Hiring process in that update.¹⁶

Tampa, FL

The City of Tampa, FL enacted a Fair Chance Hiring policy for city employees in January of 2013. Tampa's Fair Chance Hiring policy is only applicable to those applying for positions offered by the city itself and has not been extended to require private business follow the same practices.

¹⁶ Personal Communication, Heather Akpan, Human Resources Director for Alachua County

Ordinance 2013-3 set out the following practices regarding city employee criminal history screenings:

- a) Except as otherwise provided by state or federal law, the City of Tampa will not inquire about an applicant's criminal history on its initial application for employment.
- b) Except as otherwise provided by state or federal law, the City of Tampa will not seek an applicant's authorization to conduct a background check unless and until the applicant is selected as the finalist for a position.
- c) The City of Tampa will make the finalist a contingent offer of employment, pending a successful background check, as determined by the City of Tampa.
- d) If the City of Tampa determines the background check makes the finalist ineligible for the position, the finalist will be notified and given an opportunity to respond. The City of Tampa will consider any additional information provided in writing by the finalist within five business days of notification of ineligibility.
- e) The City of Tampa's selection and hiring decisions are final and are not subject to appeal.

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Washington, DC

The District of Columbia enacted a Fair Chance Hiring policy known as the "Fair Criminal Record Screening Amendment Act" (FCRSA) in 2014. The FCRSA is meant "To assist in the successful reintegration of previously incarcerated persons into the community by removing barriers to gainful employment"¹⁸ and only applies to District government, companies and non-profit organizations, not Federal government employees.¹⁹ It entered into force on December 17, 2014 and sets out the following requirements for employers:²⁰

- 1. An employer may not make an inquiry about or require an applicant to disclose or reveal:
 - a. An arrest or a criminal accusation made against the applicant, which:
 - i. Is not then pending against the applicant; or did not result in a conviction.
 - b. An employer may not make an inquiry about or require an applicant to disclose or reveal a criminal conviction until after making a conditional offer of employment.
 - c. The prohibitions of this act shall not apply:
 - i. Where a federal or District law or regulation requires the consideration of an applicant's criminal history for the purposes of employment.
 - ii. To a position designated by the employer as part of a federal or District government program or obligation that is designed to encourage the employment of those with criminal histories.
 - iii. To any facility or employer that provides programs, services, or direct care to minors or vulnerable adults.

¹⁷https://library.municode.com/fl/tampa/codes/code_of_ordinances?nodeId=COOR_CH12HURI_ARTVICRHI_SCPR_S12-129BACH

¹⁸<https://www.nelp.org/wp-content/uploads/2015/03/Washington-DC-Ordinance-2014.pdf>

¹⁹<https://ohr.dc.gov/page/returning-citizens-and-employment>

²⁰<https://www.nelp.org/wp-content/uploads/2015/03/Washington-DC-Ordinance-2014.pdf>

- d. Following the extension of a conditional offer of employment, an employer may only withdraw the conditional offer to an applicant or take an adverse action against an applicant for a legitimate business reason.²¹

Applicants that feel they were illegally discriminated against due to their past records can file a complaint with the DC Office of Human Rights. Employers found to be in violation of the FCRSA are subject to fines based on the number of employees with half of the penalty awarded to the complainant. Employers with 11 to 30 employees are subject to fines of up to \$1,000, employers with between 31 and 99 employees are subject to fines up to \$2,500, and employers with 100 or more employees are subject to fines up to \$5,000.²²

Austin, Texas

The City of Austin, Texas has a Fair Chance Hiring policy that applies to both public and private employers which became effective on April 4, 2016. The policy is as follows:²³

- A) An employer may not publish or cause to be published information about a job covered by this chapter that states or implies that an individual's criminal history automatically disqualifies the individual from consideration for the job.
- B) An employer may not solicit or otherwise inquire about the criminal history of an individual in an application for a job covered by this chapter.
- C) An employer may not solicit criminal history information about an individual or consider an individual's criminal history unless the employer has first made a conditional employment offer to the individual. This does not preclude an employer from explaining to applicants, in writing, the individualized assessment system that the employer uses to consider criminal history.
- D) An employer may not refuse to consider employing an individual in a job covered by this chapter because the individual did not provide criminal history information before the individual received a conditional employment offer.
- E) An employer may not take adverse action against an individual because of the individual's criminal history unless the employer has determined that the individual is unsuitable for the job based on an individualized assessment conducted by the employer.
- F) An employer who takes adverse action against an individual based on the individual's criminal history must inform the individual in writing that the adverse action was based on the individual's criminal history.
- G) Notwithstanding any other part of this chapter, a staffing agency may solicit criminal history information about an individual and make an individualized assessment of an

²¹ The Act specifies what are 'legitimate business reasons' in further detail in the text. Specifications were left out of this report for length considerations.

²² <https://www.nelp.org/wp-content/uploads/2015/03/Washington-DC-Ordinance-2014.pdf>

²³ https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT4BUREPERE_CH4-15FACHHI_S4-15-4FACHHIPR

individual's criminal history when the staffing agency has identified a job to which the individual will be employed or placed in a staffing pool.

Applicants that feel they have been denied employment based on their criminal background that is not relevant to the job they are applying for may file a complaint, either under their own name or anonymously, with the Equal Employment/Fair Housing Office.²⁴ Employers found in violation of Fair Chance Hiring practices “who fail to cease a violation of this chapter by the end of the 10th business day after the day the employer receives written notice of the violation from the City is liable to the City for a civil penalty of up to \$500 for that violation. For a first-time violation, the City may instead issue a warning if the employer attends an appropriate training session about compliance with this chapter.”²⁵

State of Colorado

In 2019, Colorado enacted the “Colorado Chance to Compete” Act with the aim of “provid[ing] people with criminal records with a more meaningful chance to compete for a job in the workforce and grow Colorado’s economy, while protecting employer’s ability to make whatever hiring decision the employer deems appropriate.”²⁶ As of September 1, 2019, all employers public and private must be in compliance with the Act with any remaining employers coming into compliance by September 1, 2021. The Act sets out the following requirements for employers:

PROHIBITS

- ◇ Stating in an advertisement or on an application for a position of employment that a person with a criminal history may not apply for the position,
- ◇ Inquiring into an applicant’s criminal history on an initial application for a position of employment.
- ◇ Requiring the disclosure of an applicant’s criminal history on an initial application for a position of employment.

UNLESS

- ◇ Federal, state, or local laws or regulations exist that prohibit employing a person with a specific criminal history to that position.
- ◇ The position is designated by the employer to participate in a federal, state, or local government program to encourage the employment of people with criminal histories.
- ◇ The employer is required by federal, state, or local law or regulation to conduct a criminal history record check for that position.

Any persons wishing to file a complaint against an employer for violation of the Colorado Chance to Compete Act can do so anonymously via the Colorado Department of Labor and Employment using a specific form. Employers found in violation of the Act are subject to a warning and order to comply

²⁴ https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT4BUREPERE_CH4-15FACHHI_S4-15-6AD

²⁵ https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT4BUREPERE_CH4-15FACHHI_S4-15-8CIPE

²⁶ <https://cdle.colorado.gov/sites/cdle/files/CtC%20Fact%20Sheet%20Sept%202019.pdf>

upon first offense, an order to comply plus a fine of up to \$1,000 upon second offense, and an order to comply plus a fine of up to \$2,500 upon third and subsequent offenses.²⁷

PRELIMINARY COST/BENEFIT ANALYSIS

Costs

- ◇ Private businesses might not be open to city mandates on hiring practices.
- ◇ Potential for distracting from other race related inequality issues in hiring practices.²⁸

Benefits

- ◇ Removing employment barriers for people with records can boost local economies by reducing the need for reliance on public services and increasing contribution to local taxes and businesses by formerly unemployed workers.²⁹
- ◇ Employing formerly incarcerated persons can increase public safety – employment plays a minor role in reducing rates of recidivism on its own, but a study published in 2010 found employment significantly increased the time between offenses allowing time for supplemental assistance to prevent re-offense.³⁰
- ◇ Potential to increase the hiring pool for employers – allows employers to consider individuals that are well qualified for a position without the influence of their past record.

PRELIMINARY AND ILLUSTRATIVE LIST OF POTENTIAL STAKEHOLDERS

- ◇ City of Gainesville Human Resources Department
- ◇ Local Businesses
- ◇ Community Spring
- ◇ Alachua County
- ◇ Gainesville Chamber of Commerce
- ◇ University of Florida
- ◇ Santa Fe College

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Austin, Texas, Municipal Code §4-15-6

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²⁷ <https://cdle.colorado.gov/sites/cdle/files/CtC%20Fact%20Sheet%20Sept%202019.pdf>

²⁸ <https://www.urban.org/debates/how-can-we-improve-ban-box-policies>

²⁹ <https://www.nelp.org/publication/research-supports-fair-chance-policies/>

³⁰ <https://ijrd.csw.fsu.edu/publications/academic-publications/employment-associated-reduced-recidivism-complex-relationship>

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Washington, District of Columbia, Municipal Code §32-1342

Fair Chance Hiring



Presentation to General Policy Committee
May 13, 2021



Community Spring



Left to right: Max Tipping, Tequila McKnight, Nadine Johnson, Latashia Brimm, Kevin Scott, and Lindsay Kallman

Community Spring is a Gainesville-based nonprofit focused on dismantling structural poverty and spurring economic mobility at a grassroots level. The twin pillars of our work are *providing income* and *building power*. We do this by hiring fellows who have been impacted by poverty to help solve the systemic problems they identify as driving poverty in their communities.

Torchlighters Re-Entry Support

Envisions a community where formerly incarcerated people are welcomed with open arms and given support to thrive in their new lives

- Peer Support Network
- Changing the Narrative
- Fair Chance Employment

More info: tinyurl.com/ReEntryGNV



Why do we need a fair chance hiring policy?

Problem

Many people with criminal records are turned away from jobs without being fully considered, despite being qualified and motivated to do the work.

Solution

Give neighbors with criminal records a fair chance to compete for jobs and re-engage with their community.

What is fair chance hiring?

Consider applicants on an individualized basis, not just their criminal record.

Key elements:

- Remove questions about criminal records from the initial stages of hiring process.
- Only look at convictions and pending prosecutions, not arrests.
- Consider the context of any convictions, including time passed since the offense, whether it is related to the job position, and evidence of rehabilitation.

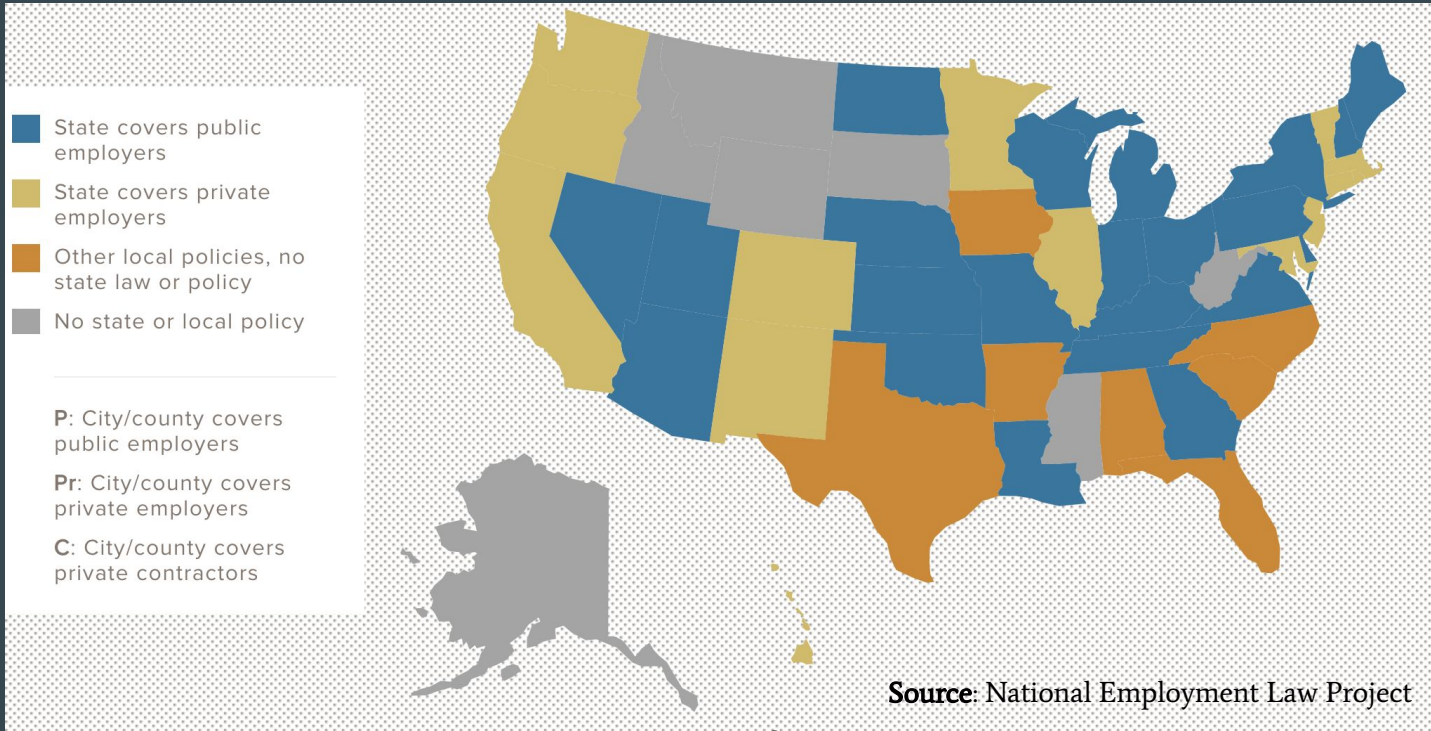
Does NOT require an employer to hire an applicant with a record. Employers retain full discretion to conduct a background check and hire the most qualified candidate.

Who benefits from fair chance hiring?

- People with records
 - Increased employment
 - Decreased recidivism
- Businesses
 - Lower employee turnover
 - Bigger talent pool
- Community
 - Supports racial equity
 - Broader tax base

In Alachua County, Black people are incarcerated at a rate **9 times** higher than white people.

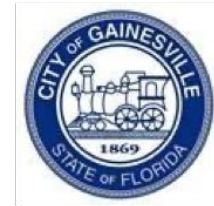
What other cities/states have fair chance hiring policies?



How does this fit with Gainesville's Strategic Plan?

- Equitable Community For All
 - Equity and inclusion to economic opportunities – employment and business development
- Resilient Local Economy
 - Economic opportunity for all Neighbors

STRATEGIC PLAN 2020 → 2025 → 2035



May 2020



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Legislative

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CHAPTER 14.5. – MISCELLANEOUS BUSINESS REGULATIONS

ARTICLE IX. FAIR CHANCE HIRING.

Sec. 14.5-177. – Authority.

This article is enacted under the Home Rule Power of the City of Gainesville, Florida, in the interest of the health, peace, safety, and general welfare of the people of the city.

Sec. 14.5-178. Scope.

(A) This article applies to any employer as defined in this Article.

(B) This article does not apply to a job/employment for which a federal, state, or local law, or compliance with legally mandated insurance or bond requirement disqualifies an individual based on criminal history.

(C) Nothing in this article limits an employer's authority to withdraw a conditional offer of employment for any lawful reason, including the determination that an individual is unsuitable for the job based on an individualized assessment of the individual's criminal history in accordance with well-settled federal and state law.

(D) Nothing in this article limits an individual's ability to seek redress under Title VII of the Civil Rights Act of 1964, Title VI of the Consumer Credit Protection Act (Fair Credit Reporting Act), the Florida Civil Rights Act of 1992, or any other federal or state legislation.

Sec. 14.5-179. Findings of fact.

(A) The city commission finds that denying an employment opportunity to an otherwise qualified person based on the person's criminal history that is not relevant to the job under consideration:

- (1) is unjust;
- (2) is detrimental to the health, safety, and welfare of the residents of the City;
- (3) prevents the reintegration of the person into the community;
- (4) creates a burden on public resources and law enforcement;
- (5) contributes to crime and recidivism; and
- (6) contributes to unemployment and harms the local economy.

(B) The city commission further finds that it is within the police power and the responsibility of the City to remedy the problems enumerated in subsection (A).

Sec. 14.5-180. Definitions.

In this article:

(A) *Adverse action* means a refusal to hire, a refusal to promote, or the revocation of an offer of employment or promotion based on receipt or review of information detailing criminal history.

(B) *Application* means a written or oral expression of interest in a job by an individual made in compliance with the employer's established criteria for receiving expressions of interest.

(C) *Conditional Employment Offer* means an oral or written offer by an employer to employ an individual in a job, or placement in a staffing agency's staffing pool, that is conditioned solely on the employer's evaluation of the individual's criminal history, and may be conditioned on any pre-employment medical examinations authorized under the Americans with Disabilities Act (ADA).

(D) *Criminal History* means an arrest, conviction, plea of nolo contendere, or deferred adjudication arising from a felony or misdemeanor criminal accusation made under state law, federal law, or a comparable law of another state of the United States.

(E) *Employment* means to work for an employer for pay. The term includes full time work, part time work, temporary or seasonal work, contract work, casual or contingent work, work through the services of a temporary or other employment agency, and participation in a vocational, apprenticeship, or educational training program.

(F) *Employer* means a person, company, corporation, firm, labor organization, or association that employs at least fifteen (15) individuals whose primary work location is in the City for each working day in each of twenty (20) or more calendar weeks in the current or preceding calendar year. The term includes an agency acting on behalf of an employer. The term does not include:

- (1) the United States;
- (2) a corporation wholly owned by the government of the United States;
- (3) a bona fide private membership club (other than a labor organization) that is exempt from taxation under Section 501(c) of the Internal Revenue Code;
- (4) the state or a state agency;
- (5) a political subdivision of the state;
- (6) a daycare or child care facility as defined by Florida Statutes;
- (7) a care facility as defined by Florida Statutes; or
- (8) any other entity who is excluded by operation of state or federal law.

(G) *Individualized assessment* means an evaluation of the criminal history of an individual that includes, at a minimum, the following factors:

- (1) the nature and gravity of any offenses in the individual's criminal history;
- (2) the length of time since the offense and completion of the sentence; and
- (3) the nature and duties of the job for which the individual has applied.

(H) *Job* means an employment position with an employer for which the employer has solicited or accepted applications and which the employer is currently attempting to fill.

- (I) *Staffing agency* means an employer that:
- (1) assigns individuals employed by it to perform work for another employer; and
 - (2) retains the obligation to pay such individuals for the work performed for the other employer.

(J) *Staffing pool* means a list of individuals retained by a staffing agency before the assignment of a specific job to perform for another employer.

Sec. 14.5-181. Fair chance hiring practices.

(A) An employer may not publish or cause to be published information about a job covered by this article that states or implies that an individual's criminal history automatically disqualifies the individual from consideration for the job.

(B) An employer may not solicit or otherwise inquire about the criminal history of an individual in an application for a job covered by this article.

(C) An employer may not solicit criminal history information about an individual or consider an individual's criminal history unless the employer has first made a conditional employment offer to the individual. This does not preclude an employer from explaining to applicants, in writing, the individualized assessment system that the employer uses to consider criminal history.

(D) An employer may not refuse to consider employing an individual in a job covered by this article because the individual did not provide criminal history information before the individual received a conditional employment offer.

(E) An employer may not take adverse action against an individual because of the individual's criminal history unless the employer has determined that the individual is unsuitable for the job based on an individualized assessment conducted by the employer.

(F) An employer who takes adverse action against an individual based on the individual's criminal history must inform the individual in writing that the adverse action was based on the individual's criminal history.

(G) Notwithstanding any other part of this article, a staffing agency may solicit criminal history information about an individual and make an individualized assessment of an individual's criminal history when the staffing agency has identified a job to which the individual will be employed or placed in a staffing pool.

Sec. 14.5-182. Retaliation prohibited.

An employer may not take adverse action against an individual because the individual has reported a violation of this article by an employer, or has participated in an administrative proceeding under this article.

Sec. 14.5-183. Administration.

- (A) The Office of Equity and Inclusion shall:

- (1) educate employers and residents about this article;
- (2) receive and investigate complaints, including anonymous complaints, alleging a violation of this article;
- (3) enforce this article;
- (4) seek voluntary compliance with this article before assessing a civil penalty; and
- (5) adopt rules necessary to implement this article.

(B) To be considered by the Office of Equity and Inclusion, a complaint alleging a violation of this article must be filed with the Office of Equity and Inclusion no later than the 90th calendar day after the individual receives knowledge of the alleged violation, but in no event later than 180 days from the date of the alleged violation.

(C) For purposes of enforcement of this article, employees of the Office of Equity and Inclusion may receive appropriate training and be designated code enforcement officers as provided in Sec. 2-337(a).

(D) If the Office of Equity and Inclusion finds that a violation of this ordinance has occurred, and voluntary compliance cannot be obtained, the Office of Equity and Inclusion may provide notice to the employer and issue a civil citation as provided in Sec. 14.5-184.

Sec. 14.5-184. Penalties.

The city may enforce this article by civil citation in accordance with division 6, article V, chapter 2.

Legislative

201092B



Background Checks: What Employers Need to Know

This technical assistance document was issued upon approval of the Chair of the U.S. Equal Employment Opportunity Commission.

OLC Control Number:

EEOC-NVTA-0000-38

Concise Display Name:

Background Checks: What Employers Need to Know

Issue Date:

03-11-2014

General Topics:

Applications, Qualification Standards, Race, Color, Sex, National Origin, Religion, Age, Disability, Genetic Information

Summary:

This document, drafted in collaboration with the Federal Trade Commission, provides information on how background checks are used in employment and when such use may implicate laws enforced by the EEOC or FTC.

Citation:

Title VII, EPA, ADEA, Rehabilitation Act, ADA, GINA, 29 CFR Part 1601, 29 CFR Part 1620, 29 CFR Part 1621, 29 CFR Part 1625, 29 CFR Part 1626, 29 CFR Part 1630, 29 CFR Part 1635

Document Applicant:

Employers, HR Practitioners

Previous Revision:

No

The contents of this document do not have the force and effect of law and are not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

A joint publication of the Equal Employment Opportunity Commission and the Federal Trade Commission

When making personnel decisions - including hiring, retention, promotion, and reassignment - employers sometimes want to consider the backgrounds of applicants and employees. For example, some employers might try to find out about the person's work history, education, criminal record, financial history, medical history, or use of social media. Except for certain restrictions related to medical and genetic information (see below), it's not illegal for an employer to ask questions about an applicant's or employee's background, or to require a background check.

However, any time you use an applicant's or employee's background information to make an employment decision, regardless of how you got the information, you must comply with federal laws that protect applicants and employees from discrimination. That includes discrimination based on race, color, national origin, sex, or religion; disability; genetic information (including family medical history); and age (40 or older). These laws are enforced by the Equal Employment Opportunity Commission (EEOC).

In addition, when you run background checks through a company in the business of compiling background information, you must comply with the Fair Credit Reporting Act (FCRA). The Federal Trade Commission (FTC) enforces the FCRA. This publication explains how to comply with both the federal nondiscrimination laws and the FCRA. It's also a good idea to review the laws of your state and municipality regarding background reports or information because some states and municipalities regulate the use of that information for employment purposes.

Before You Get Background Information

EEOC

In all cases, make sure that you're treating everyone equally. It's illegal to check the background of applicants and employees when that decision is based on a person's race, national origin, color, sex, religion, disability, genetic information (including family medical history), or age (40 or older). For example, asking only people of a certain race about their financial histories or criminal records is evidence of discrimination.

Except in rare circumstances, don't try to get an applicant's or employee's genetic information, which includes family medical history. Even if you have that information, don't use it to make an employment decision. (For more information about this law, see the EEOC's publications explaining the Genetic Information Nondiscrimination Act, or GINA.) Don't ask any medical questions before a conditional job offer has been made. If the person has already started the job, don't ask medical questions unless you have objective evidence that he or she is unable to do the job or poses a safety risk because of a medical condition.

FTC

If you get background information (for example, a credit or criminal background report) from a company in the business of compiling background information, there are additional procedures the FCRA requires beforehand:

- Tell the applicant or employee you might use the information for decisions about his or her employment. This notice must be in writing and in a stand-alone format. The notice can't be in an employment application. You can include some minor additional information in the notice (like a brief description of the nature of consumer reports), but only if it doesn't confuse or detract from the notice.
- If you are asking a company to provide an "investigative report" - a report based on personal interviews concerning a person's character, general reputation, personal characteristics, and lifestyle - you must also tell the

applicant or employee of his or her right to a description of the nature and scope of the investigation.

- Get the applicant's or employee's written permission to do the background check. This can be part of the document you use to notify the person that you will get the report. If you want the authorization to allow you to get background reports throughout the person's employment, make sure you say so clearly and conspicuously.
- Certify to the company from which you are getting the report that you:
 - notified the applicant and got their permission to get a background report;
 - complied with all of the FCRA requirements; and
 - won't discriminate against the applicant or employee, or otherwise misuse the information in violation of federal or state equal opportunity laws or regulations.

Using Background Information

EEOC

Any background information you receive from any source must not be used to discriminate in violation of federal law. This means that you should:

- Apply the same standards to everyone, regardless of their race, national origin, color, sex, religion, disability, genetic information (including family medical history), or age (40 or older). For example, if you don't reject applicants of one ethnicity with certain financial histories or criminal records, you can't reject applicants of other ethnicities because they have the same or similar financial histories or criminal records.
- Take special care when basing employment decisions on background problems that may be more common among people of a certain race, color, national origin, sex, or religion; among people who have a disability; or among people age 40 or older. For example, employers should not use a policy or practice that excludes people with certain criminal records if the policy or practice significantly disadvantages individuals of a particular race, national origin, or

another protected characteristic, and does not accurately predict who will be a responsible, reliable, or safe employee. In legal terms, the policy or practice has a "disparate impact" and is not "job related and consistent with business necessity."

- Be prepared to make exceptions for problems revealed during a background check that were caused by a disability. For example, if you are inclined not to hire a person because of a problem caused by a disability, you should allow the person to demonstrate his or her ability to do the job - despite the negative background information - unless doing so would cause significant financial or operational difficulty.

FTC

When taking an adverse action (for example, not hiring an applicant or firing an employee) **based on background information obtained through a company in the business of compiling background information**, the FCRA has additional requirements:

- Before you take an adverse employment action, you must give the applicant or employee:
 - a notice that includes a copy of the consumer report you relied on to make your decision; and
 - a copy of "A Summary of Your Rights Under the Fair Credit Reporting Act," which you should have received from the company that sold you the report.

By giving the person the notice in advance, the person has an opportunity to review the report and explain any negative information.

- After you take an adverse employment action, you must tell the applicant or employee (orally, in writing, or electronically):
 - that he or she was rejected because of information in the report;
 - the name, address, and phone number of the company that sold the report;
 - that the company selling the report didn't make the hiring decision, and can't give specific reasons for it; and

- that he or she has a right to dispute the accuracy or completeness of the report, and to get an additional free report from the reporting company within 60 days.

Disposing of Background Information

EEOC

Any personnel or employment records you make or keep (including all application forms, regardless of whether the applicant was hired, and other records related to hiring) must be preserved for one year after the records were made, or after a personnel action was taken, whichever comes later. (The EEOC extends this requirement to two years for educational institutions and for state and local governments. The Department of Labor also extends this requirement to two years for federal contractors that have at least 150 employees and a government contract of at least \$150,000.) If the applicant or employee files a charge of discrimination, you must maintain the records until the case is concluded.

FTC

Once you've satisfied all applicable recordkeeping requirements, you may dispose of any background reports you received. However, the law requires that you dispose of the reports - and any information gathered from them - securely. That can include burning, pulverizing, or shredding paper documents and disposing of electronic information so that it can't be read or reconstructed. For more information, see "Disposing of Consumer Report Information? Rule Tells How" at <http://www.business.ftc.gov/documents/alt152-disposing-consumer-report-information-rule-tells-how> (<http://www.business.ftc.gov/documents/alt152-disposing-consumer-report-information-rule-tells-how>).

Further Information

EEOC

To find out more about federal antidiscrimination laws, visit www.eeoc.gov (<http://www.eeoc.gov>), or call the EEOC toll-free, 800-669-4000 (voice); TTY: 800-669-6820. The EEOC is responsible for enforcing federal laws that make it illegal to discriminate against a job applicant or an employee because of the person's race, color, religion, sex (including pregnancy), national origin, age (40 or older), disability, or genetic information. The EEOC investigates, conciliates, and mediates charges of employment discrimination, and also files lawsuits in the public interest. For specific information on:

- **Preemployment medical inquiries:** see *Preemployment Disability-Related Questions and Medical Examinations* at www.eeoc.gov/policy/docs/preemp.html (<https://www.eeoc.gov/policy/docs/preemp.html>).
- **Medical inquiries during employment:** see *Questions and Answers: Enforcement Guidance on Disability-Related Inquiries and Medical Examinations of Employees Under the Americans with Disabilities Act (ADA)* at www.eeoc.gov/policy/docs/qanda-inquiries.html (<https://www.eeoc.gov/policy/docs/qanda-inquiries.html>).
- **Genetic inquiries, including inquiries about family medical history:** see *Background Information for EEOC Final Rule on Title II of the Genetic Information Nondiscrimination Act of 2008* at www.eeoc.gov/laws/regulations/gina-background.cfm (<https://www.eeoc.gov/laws/regulations/gina-background.cfm>).
- **EEOC recordkeeping requirements:** see *Summary of Selected Recordkeeping Obligations in 29 C.F.R. Part 1602* at www.eeoc.gov/employers/recordkeeping_obligations.cfm (https://www.eeoc.gov/employers/recordkeeping_obligations.cfm).
- **Using arrest and conviction records to make employment decisions:** see *Questions and Answers about EEOC's Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII* at www.eeoc.gov/laws/guidance/qa_arrest_conviction.cfm (https://www.eeoc.gov/laws/guidance/qa_arrest_conviction.cfm).
- **Whether arrest and conviction records act as an automatic bar to all employment:** see *Reentry Myth Buster: On Hiring/Criminal Records Guidance* at

https://wdr.doleta.gov/directives/attach/TEGL/TEGL_31_11_att5.pdf
(https://wdr.doleta.gov/directives/attach/TEGL/TEGL_31_11_att5.pdf)

- **Background on the EEOC for small businesses:** see Get the Facts Series: Small Business Information, www.eeoc.gov/eeoc/publications/smallbusiness.cfm
(<https://www.eeoc.gov/eeoc/publications/smallbusiness.cfm>).

FTC

To find out more about federal laws relating to background reports, visit www.business.ftc.gov (<http://www.business.ftc.gov>), or call the FTC toll-free, 1-877-FTC-HELP (1-877-382-4357); TTY: 1-866-653-4261. For specific information on employment background reports, see:

- **Using Consumer Reports: What Employers Need to Know** at www.business.ftc.gov/documents/bus08-using-consumer-reports-what-employers-need-know (<http://www.business.ftc.gov/documents/bus08-using-consumer-reports-what-employers-need-know>)
- **The Fair Credit Reporting Act & social media: What businesses should know** at www.business.ftc.gov/blog/2011/06/fair-credit-reporting-act-social-media-what-businesses-should-know
(<http://www.business.ftc.gov/blog/2011/06/fair-credit-reporting-act-social-media-what-businesses-should-know>)
- **Background screening reports and the FCRA: Just saying you're not a consumer reporting agency isn't enough** at www.business.ftc.gov/blog/2013/01/background-screening-reports-and-fcra-just-saying-youre-not-consumer-reporting-agency-i
(<http://www.business.ftc.gov/blog/2013/01/background-screening-reports-and-fcra-just-saying-youre-not-consumer-reporting-agency-i>)
- **Reentry Myth Buster: Criminal Histories and Employment Background Checks** at <https://www.opm.gov/policy-data-oversight/diversity-and-inclusion/reference-materials/federal-hiring-mythbusters-criminal-record>
(<https://www.opm.gov/policy-data-oversight/diversity-and-inclusion/reference-materials/federal-hiring-mythbusters-criminal-records.pdf>).

The FTC works to prevent fraudulent, deceptive, and unfair business practices in the marketplace and to provide information to businesses to help them comply with the law.



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City of Gainesville Agenda Report

File #: 2022-566

Agenda Date: December 15, 2022

Department: Sustainable Development

Title: 2022-566 Petition LD22-000089. City of Gainesville, (Applicant) requests to amend the City of Gainesville Outdoor Lighting to include FDOT lighting standards.

Description: Ordinance No. 2022-566 An ordinance of the City of Gainesville, Florida, amending Section 30-2.1 and Section 30-6.12 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to lighting standards; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation:

This ordinance amends the lighting regulations in the City of Gainesville Land Development Code to improve lighting standards in pedestrian areas. Lighting is a proven safety countermeasure and has been documented to significantly reduce the number of crashes. There are a number of safety benefits that may arise from improving lighting, but if not carefully implemented the benefits of increased lighting may raise environmental concerns. Accordingly, the Land Development Code's lighting regulations seek to strike this balance.

The City Plan Board held a public hearing on September 22, 2022, where it voted to recommend approval of this amendment to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

Strategic Connection:

Goal 3: A Great Place to Live & Experience

Fiscal Note:

None.

Recommendation:

The City Commission: Adopt the proposed Ordinance. City Plan Board – Recommends approval of this amendment to the Land Development Code. Staff to City Plan Board – Staff recommends approval of this petition.



City of Gainesville

Department of Sustainable
Development

TO: City Plan Board

DATE: September 22nd, 2022

FROM: Department of Sustainable Development

SUBJECT: City of Gainesville. Update the urban lighting standards ordinance to include FDOT lighting standards

Applicant: City of Gainesville

Discussion

Outdoor lighting has been an issue raised by our city neighbors and city staff in the past. At a previous General Policy Committee meeting, the commission voted to update its urban lighting ordinance, #200737. Roadway lighting is a proven safety countermeasure and has been documented to be a significant contribution to the reduction in the number of crashes. There are a number of benefits that may arise from improving lighting, most notably including an increase in safety on the part of neighbors. However, if not carefully implemented, the benefits of increased lighting can have neutral or negative effects on public safety and may raise environmental concerns.

To address the concerns stated above, staff is proposing amending the existing lighting ordinance according to FDOT lighting standards. This petition is initiated by the City of Gainesville and proposes several amendments which are outlined below:

Sec. 30-2.1. - Definitions.

Pedestrian means a person who travels by foot, especially along a road or developed area, or any other mode of travel permitted to utilize sidewalks or multi-use paths/trails.

Pedestrian area means an area in which vehicular traffic is not permitted and is so designated by signs or obstructions as pedestrian walkways or access areas; refer also to sidewalk.



City of Gainesville

Department of Sustainable
Development

Sidewalk means an area on public or private property where pedestrians walk or stand, generally parallel to the edge of a street, roadway or curb.

Sec. 30-6.12. Outdoor lighting.

A. *Purpose.* To provide regulations for outdoor lighting that will:

1. Protect and promote the public health, safety, and welfare;
2. Promote safety and security in vehicular use and pedestrian use areas;
3. Protect adjacent properties, the environment and wildlife, and the night sky from adverse lighting impacts such as light pollution, light trespass, glare, excessive lighting, and offensive light sources;
4. Promote energy and resource efficient lighting; ~~and~~
5. Encourage the use of crime prevention through environmental design (CPTED) fundamentals in the design of lighting installations; and
6. Promote the safety and security of pedestrians and motorists, especially at intersections, street crossings and mid-block crossings.

C. *Exemptions.*

1. Properties with a single-family or two-family dwelling.
- ~~2. Lighting for public rights-of-way, public streets, and approved private streets.~~
3. Lighting necessary for emergency equipment and work conducted in the interests of law enforcement, fire rescue, storm debris clean-up or other similar public safety efforts.
4. Lighting for construction, renovation, or repair of roads and utilities.
5. Temporary general construction lighting, which shall be regulated in accordance with building construction standards and shall be valid during the active period of a building permit.
6. Sign lighting, which is regulated in Article IX elsewhere in this Land Development Code.
7. Lighting required by federal or state laws or regulations.
8. Luminaires with fully shielded light sources, provided the total output of the fixture does not exceed 1800 lumens.-



City of Gainesville

Department of Sustainable
Development

9. Luminaires with diffuse lensing, provided the total output of the fixture does not exceed 900 lumens.-
10. Point source, or other types of unshielded fixtures, provided the total output of the fixture does not exceed 600 lumens.-
11. Low-voltage landscape lighting, provided the lighting is shielded in such a way as to eliminate glare and light trespass.-
12. Other roadway lighting for public rights-of-way, public streets, and approved private streets that are specifically regulated by separate ordinances or other state and federal regulations.

E. *Specific illumination requirements.* In addition to the general requirements applicable to all outdoor lighting uses, the following requirements for specific outdoor lighting uses or areas shall apply. If provisions in this subsection conflict with any of the general requirements, the provisions in this subsection shall prevail.

1. *Recreational lighting.* Lighting for outdoor recreational uses (including mounting heights above 30 feet, where appropriate) may be designed in accordance with the published standards of the Illuminating Engineering Society of North America (IESNA).
2. *Nature parks.* Buildings shall not be externally illuminated on any vertical faces fronting a nature park.
3. *Building entrances, exteriors and site security.* Lighting shall be provided for the general security of areas, including building entrances, stairways, ramps, main walkways, dumpsters, other site accessory structures, pedestrian entrance/exit points, and vehicular use areas.
 - a. Lighting levels at building entrances/exits and around buildings shall not exceed an average horizontal illuminance of 5.0 footcandles at ground level, a uniformity ratio of 6:1 and a maximum uniformity ratio of 10:1.
 - b. Lighting levels on pedestrian walkways and at pedestrian entrances/exits of vehicular use areas of multi-family developments shall maintain a minimum horizontal illuminance of 1.0 footcandles at ground level.
 - c. Pedestrian walkways greater than 30 feet from the edge of a building or vehicular use area shall maintain a minimum horizontal illuminance of 0.2 footcandles at ground level.



City of Gainesville

Department of Sustainable
Development

- d. There shall be a minimum horizontal illuminance of 1.0 footcandles at ground level within five feet of dumpsters, site accessory structures and areas that are of the type known to be prone to illicit behavior or victimization.
- e. Unimproved areas of a site may be so defined and excluded from the lighting plan.

4. *Pedestrian areas*

- a. Lighting levels in the transects zone U1 to U3 and any residential development shall maintain an average horizontal illuminance of 1.8 footcandles at ground level, with an average illuminance uniformity ratio of 6:1, and a maximum to minimum uniformity ratio of 10:1 shall not be exceeded.
- b. Lighting levels in the transects zone U4 to U7 and any mixed-use development shall maintain an average horizontal illuminance of 2.4 footcandles at ground level, with an average illuminance uniformity ratio of 4:1, and a maximum to minimum uniformity ratio of 10:1 shall not be exceeded.
- c. Lighting levels in the transects zone U8 to DT and any commercial development shall maintain an average horizontal illuminance of 2.5 footcandles at ground level, with an average illuminance uniformity ratio of 4:1, and a maximum to minimum uniformity ratio of 10:1 shall not be exceeded.

5. *Alley lighting*

- a. Alley lighting in the residential development shall maintain an average horizontal illuminance of 1.2 footcandles at ground level, with an average illuminance uniformity ratio of 6:1.
- b. Alley lighting in the mixed-use development shall maintain an average horizontal illuminance of 1.8 footcandles at ground level, with an average illuminance uniformity ratio of 6:1.
- c. Alley lighting in the commercial development shall maintain an average horizontal illuminance of 2.4 footcandles at ground level, with an average illuminance uniformity ratio of 6:1.



City of Gainesville

Department of Sustainable
Development

Respectfully submitted,

Dan Zhu
Planner III



**City of Gainesville
City Plan Board Meeting
MINUTES**

**September 22, 2022, 6:30 p.m.
City Hall, Room 16
200 East University Ave
Gainesville, FL 32601**

Members Present: Robert Ackerman, Tina Certain, Sphia Corugedo, Thomas Hawkins, Joshua Ney, Stephanie Sutton

Members Absent: James Blythe, Jason Hurst

A. CALL TO ORDER

B. ROLL CALL

C. ADOPTION OF THE AGENDA

Adopt the agenda

Moved by Thomas Hawkins

Seconded by Robert Ackerman

Aye (4): Robert Ackerman, Thomas Hawkins, Joshua Ney, and Stephanie Sutton

Abstained (1): Tina Certain

Approved (4 to 0)

D. APPROVAL OF THE MINUTES

D.1 Approval of Minutes

Moved by Thomas Hawkins

Seconded by Robert Ackerman

Approve minutes

Aye (5): Robert Ackerman, Sphia Corugedo, Thomas Hawkins, Joshua Ney, and Stephanie Sutton

Abstained (1): Tina Certain

Approved (5 to 0)

E. BUSINESS DISCUSSION ITEMS

E.1 Petition LD22-000007 SUP Sivance Special Use/Wellfield Permit 2022-417

Staff Presenting: Forrest Eddlenton

Bob Ackerman asks the applicant concerning property referred and former work management facility.

Applicant presenting: Ryan Thompson with CHW.

Bob Ackerman asks the applicant concerning future development on the site.

Public Comments: David Hill - Asks about future development.

Ryan Thompson comments that the intention of the Special use is to expand the existing use.

All conditions adopted with the motion.

Approve Petition LD22-000007 SUP

Moved by Thomas Hawkins

Seconded by Robert Ackerman

Staff to City Plan Board – Staff recommends approval with conditions of Petition LD22-000007 SUP.

Carried Unanimously

E.2 Petition LD22-000089. City of Gainesville, (Applicant) requests to amend the City of Gainesville Outdoor Lighting to include FDOT lighting standards.

Staff Presenting: Dan Zhu

Bob Ackerman asks availability of opportunities for retroactive implementation into darker areas, combo lighting on one post, and pedestrian lighting mounted on a building.

Stephanie asks if theirs coordination with GRU's rental lighting.

Approve petition LD22-000089

Moved by Sphia Corugedo

Seconded by Thomas Hawkins

Staff to City Plan Board – Staff recommends approval of this petition.

Carried Unanimously

E.3 Petition LD22-000048 SUP. EDA Professional Consultants (Agent) on behalf of Super America 13th St, LLC (Owners). Request for a Special Use Permit and Wellfield Special Use Permit to allow for the development of an automotive fueling station

Staff Presenting: Phimetto Lewis

Tina Certain asks question concerning condition #2.

Forrest Eddlenton responds.

Applicant Presents: Onelia Lazzari.

Public Comments: Tereza Sperlingwood. - Expresses concern over traffic, impacts to the Murphree field, and lack of EV stations.

Deborah Stookie - Agrees with Tereza Sperlingwood

Thomas Hawkins comments - Item does not meet design standard. Expresses frustration over lack of site plan in back up. Expresses concern over lack of access on current site.

Bob Ackerman - Agrees with Thomas Hawkins.

Josh Ney - Express concern over added gas pumps.

Onelia Lazzari asks for a continuation of the item to the next Plan Board.

Stephanie Sutton left the meeting at 7:43 pm.

Stephanie Sutton joined the meeting at 7:43 pm.

Continue to next plan board meeting**Moved by** Sphia Corugedo**Seconded by** Thomas Hawkins

Staff to City Plan Board – Staff recommends approval with conditions of Petition LD22-0000048 SUP.

Approved

E.4 Petition LD-22-105 LUC Land Use Amendment from SF and RL to MOR 2022-562

Staff Presenting: Forrest Eddleton, Sean McDermott

Staff combined presentation for Petition LD-22-105 LUC, LD22-000106 ZON, and LD-22-107 CPA.

Bob Ackerman asks: Will applicant restore site after final harvest? Is there any part of the proposed conservation management plan that will not be harvested.

Applicant Presenting: Clay Swegger with EDA.

Tim Jackson comments

Thomas Hawkins asks question concerning proposed density

Onelia Lazzari comments

Tina Certain comments concerning wetlands and traffic.

Public Comments

Tim Martin - Reads comments from the Sierra Club opposing the proposal

Debra Stookie - Agrees with Tim Martin. Opposes the proposal.

Comments on lack of opportunity on public input.

Kristen Ruben - Opposes the proposal

Stacie Waldra - Opposes the proposal. Expresses concern over current flooding conditions in the area.

Teresa Sterlingwood - Opposes the proposal. Expresses concern with stormwater management.

David Hill - Opposes the proposal. Asks if neighbors can be notified.

Tim Martin - Opposes application. Comments that zoning must be fought

Dave Wilson - Opposes proposal. Comments on the water resources needed to support future development.

John Allen - Opposes proposal. Express concern over existing flooded conditions.

Nemo Adams - Opposes proposal.

Thomas Hawkins makes a comment concerning the PD report

Tim Jackson comments.

Andrew Persons comments.

Clay Swegger comments.

Sophia Corrugedo comments. Concern with environmental impact.

Motion to approve petition

Moved by Robert Ackerman

Seconded by Joshua Ney

Staff to City Plan Board – Staff recommends approval.

Failed

Motion to continue petition

Moved by Thomas Hawkins

Continue Petition and allow applicant to work on PD standards to address Plan Board concerns.

Failed for lack of second.

Failed

Motion to deny petition

Moved by Sphia Corugedo

Seconded by Joshua Ney

Aye (3): Sphia Corugedo, Thomas Hawkins, and Joshua Ney

Nay (1): Robert Ackerman

Abstained (2): Tina Certain, and Stephanie Sutton

Approved (3 to 1)

E.5 Petition LD22-000106 ZON EDA Consultants, Inc (Agent). Rezoning of property from Alachua County Agriculture (A) to City of Gainesville Planned Development District (PD).

Motion to deny petition

Moved by Sphia Corugedo

Seconded by Joshua Ney

Staff to City Plan Board – Staff recommends approval

Aye (3): Sphia Corugedo, Thomas Hawkins, and Joshua Ney

Nay (1): Robert Ackerman

Abstained (2): Tina Certain, and Stephanie Sutton

Approved (3 to 1)

E.6 Petition LD-22-107 CPA. EDA Consultants, Inc (Agent). Amendment to the City of Gainesville comprehensive Plan amending Policy 4.3.4 of the Comprehensive Plan Future Land Use Element.

Motion to deny petition

Moved by Sphia Corugedo

Seconded by Joshua Ney

Staff to City Plan Board – Staff recommends approval

Aye (3): Sphia Corugedo, Thomas Hawkins, and Joshua Ney

Nay (1): Robert Ackerman

Abstained (2): Tina Certain, and Stephanie Sutton

Approved (3 to 1)

F. PUBLIC COMMENT

G. MEMBER COMMENT

Bob comments on lack of board attendance.

Stephanie requests attendance sheets along with term information as well as the City Plan Board meeting dates for November.

Andrew Persons informs the City Plan Board that the Oct 17th meeting has been moved.

Sophia requests that staff clarify Plan Board recommendations on their reports and correspondence to the City Commission along with including the vote make up.

H. NEXT MEETING DATE - October 27th

I. ADJOURNMENT

9:45 PM

DRAFT



City of Gainesville

LD22-000089

Lighting Standard Updates

Department of Sustainable Development
Dan Zhu

2022-566

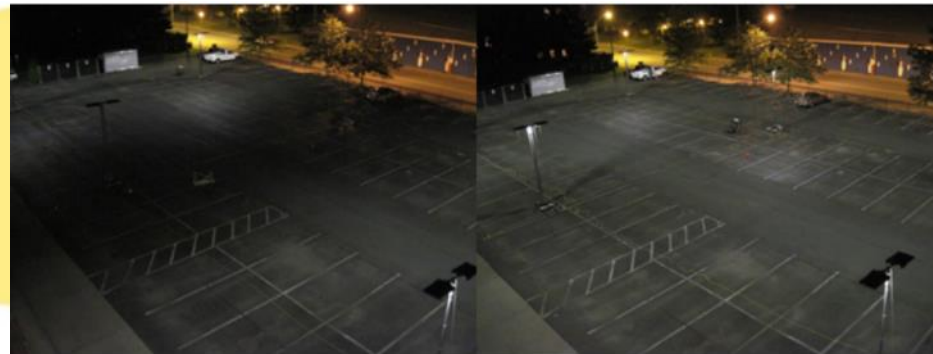
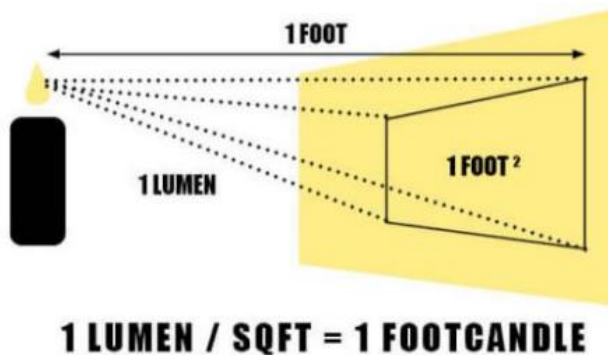


TIMELINE

2022-566



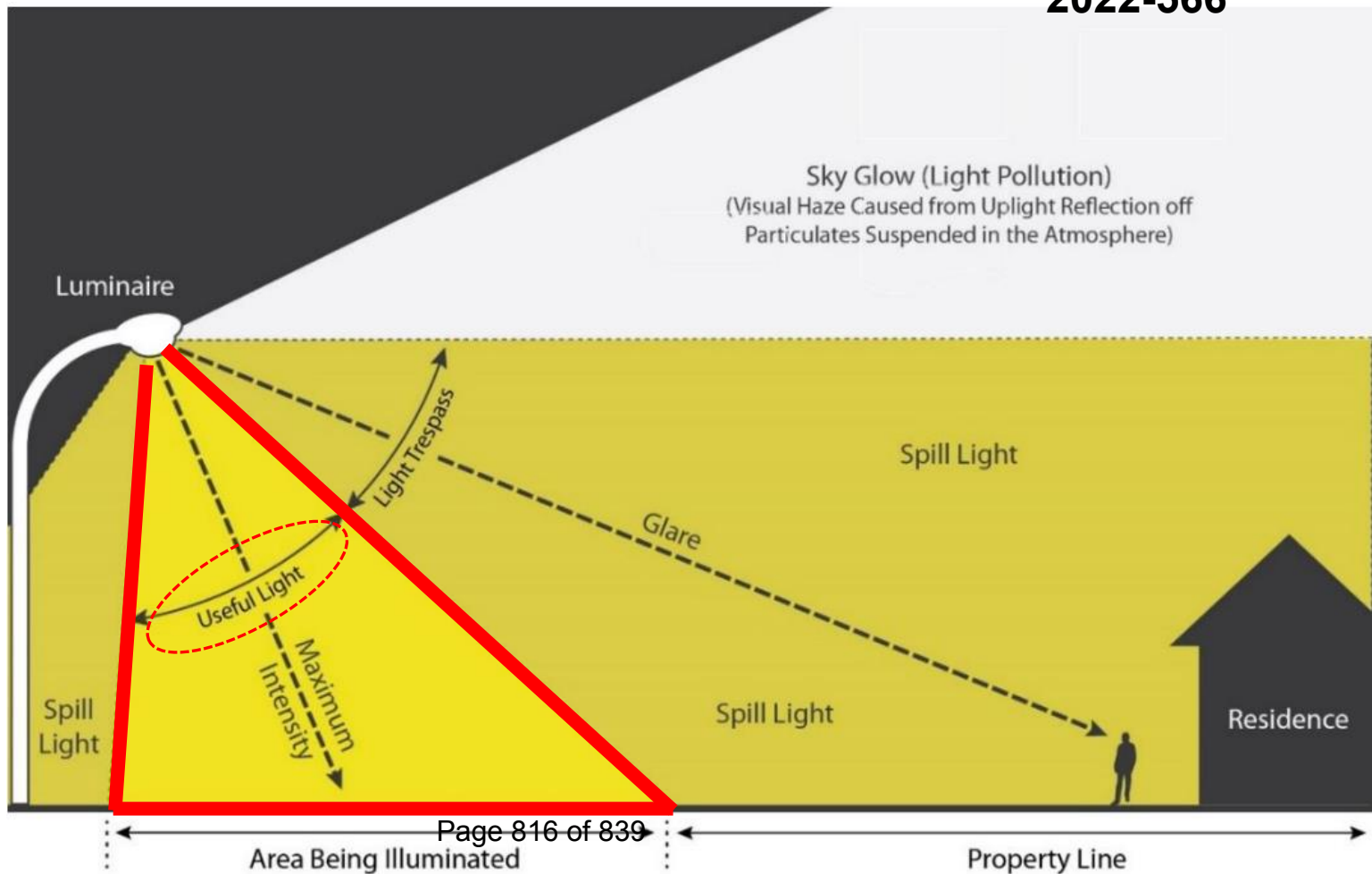
- Footcandle = unit of illuminance
- Lumen = total amount of light emitted in all directions
- Illuminance = density of light on a surface
- Uniformity Ratios = avg/min & max/min



Source: www.premiseled.com

TERMINOLOGY

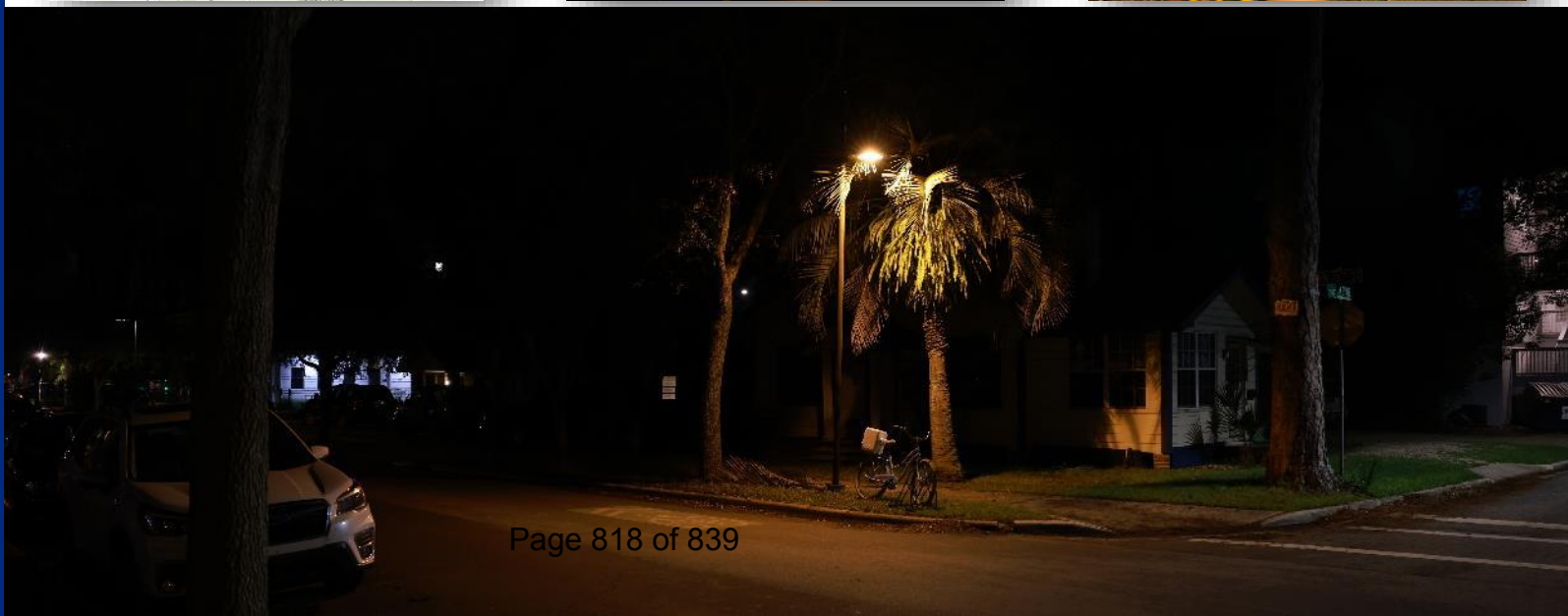
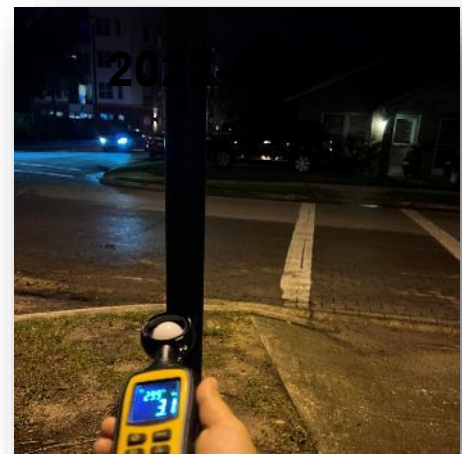
2022-566



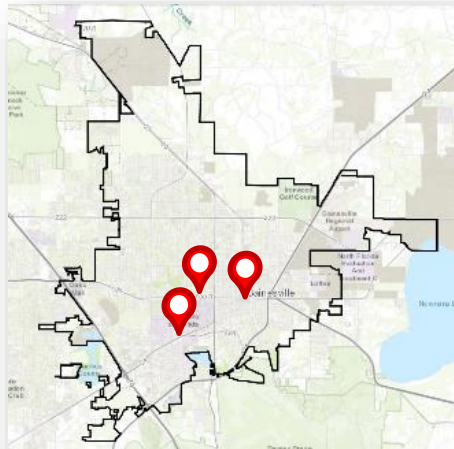
SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



Page 819 of 839



Pedestrian means a person who travels by foot, especially along a road or developed area, or any other mode of travel permitted to utilize sidewalks or multi-use paths/trails.

Pedestrian area means an area in which vehicular traffic is not permitted and is so designated by signs or obstructions as pedestrian walkways or access areas; refer also to sidewalk.

Pedestrian area lighting levels

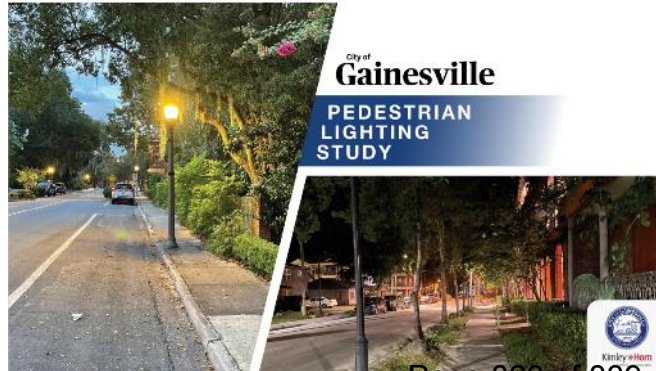
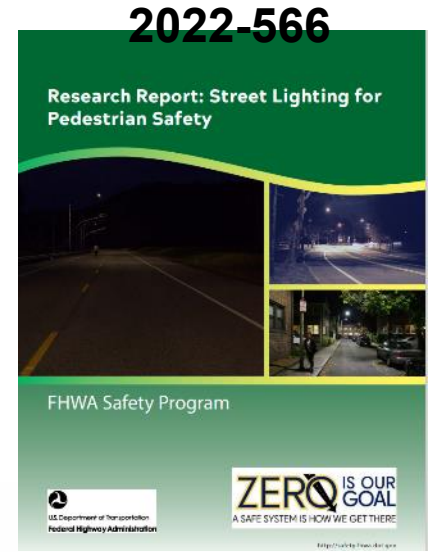
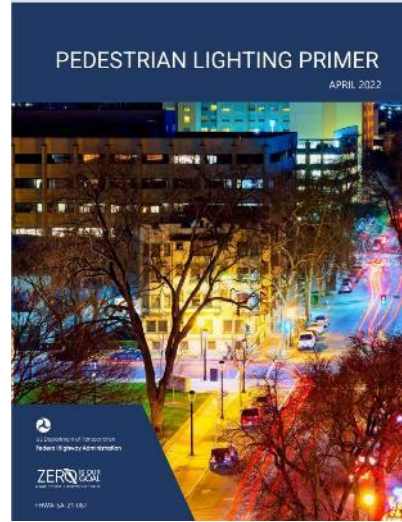
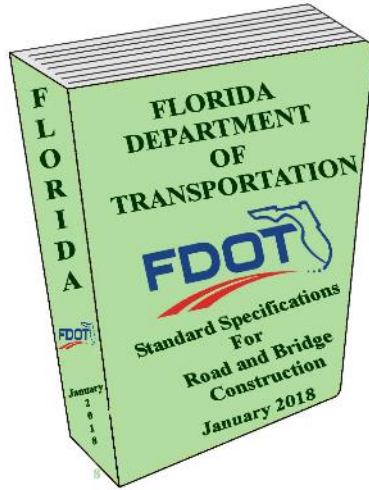
2022-566

	average horizontal illuminance (footcandles)	average illuminance uniformity ratio	maximum to minimum uniformity ratio
U1 to U3 and any residential development	1.8	6:1	10:1
U4 to U7 and any mixed-use development	2.4	4:1	10:1
U8 to DT and any commercial development	2.5	4:1	10:1

	average horizontal illuminance (footcandles)	average illuminance uniformity ratio
--	---	--------------------------------------

residential development	1.2	6:1
mixed-use development	1.8	6:1
commercial development	2.4	6:1

REFERENCE



Illuminating
ENGINEERING SOCIETY

municode
CONNECTING YOU & YOUR COMMUNITY

- **Approve petition LD22-000089**
- **Moved by** Sphia Corugedo
- **Seconded by** Thomas Hawkins
- Carried Unanimously
- CPB 9/22/2022

Thank you!



ORDINANCE NO. 2022-566

An ordinance of the City of Gainesville, Florida, amending Section 30-2.1 and Section 30-6.12 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to lighting standards; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental and fiscal development of the city; and

WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land development code for the city (the City of Gainesville's Land Development Code is Chapter 30 of the Code of Ordinances); and

WHEREAS, this ordinance, which was noticed as required by law, will amend the text of the Land Development Code as described herein; and

WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant

to Section 163.3174, Florida Statutes, held a public hearing on September 22, 2022, and voted to recommend the City Commission approve this text change to the Land Development Code; and

WHEREAS, at least ten days' notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

WHEREAS, public hearings were held pursuant to the notice described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

WHEREAS, the City Commission finds that the Land Development Code text amendment described herein is consistent with the City of Gainesville Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

SECTION 1. Section 30-2.1 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-2.1 remains in full force and effect.

Section 30-2.1. Definitions.

Pedestrian means a person who travels, especially along a road or developed area, by foot or any other mode of travel permitted to use sidewalks or multi-use paths/trails.

Pedestrian area means an area used by pedestrians in which vehicular traffic is not permitted, including sidewalks and areas designated by signs or obstructions as pedestrian walkways or access areas.

SECTION 2. Section 30-6.12 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-6.12 remains in full force and effect.

Section 30-6.12. Outdoor lighting.

A. *Purpose.* To provide regulations for outdoor lighting that will:

1. Protect and promote the public health, safety, and welfare;
2. Promote safety and security in vehicular use and pedestrian use areas;
3. Protect adjacent properties, the environment and wildlife, and the night sky from adverse lighting impacts such as light pollution, light trespass, glare, excessive lighting, and offensive light sources;
4. Promote energy and resource efficient lighting; ~~and~~
5. Encourage the use of crime prevention through environmental design (CPTED) fundamentals in the design of lighting installations; and
6. Promote the safety and security of pedestrians and motorists, especially at intersections, street crossings, and mid-block crossings.

B. *Applicability.* All outdoor lighting uses within the city, including but not limited to multi-family residential, nonresidential, public and private recreational and institutional uses, architectural, and landscape lighting.

C. *Exemptions.*

1. Properties with a single-family or two-family dwelling.
2. Lighting for public rights-of-way, public streets, and approved private streets that are specifically regulated by separate ordinances or other state or federal regulations.
3. Lighting necessary for emergency equipment and work conducted in the interests of law enforcement, fire rescue, storm debris clean-up or other similar public safety efforts.
4. Lighting for construction, renovation, or repair of roads and utilities.
5. Temporary general construction lighting, which shall be regulated in accordance with building construction standards and shall be valid during the active period of a building permit.
6. Sign lighting, ~~which is regulated elsewhere~~ as regulated in this Land Development Code.
7. Lighting required by federal or state laws or regulations.
8. Luminaires with fully shielded light sources, provided the total output of the fixture does not exceed 1800 lumens.
9. Luminaires with diffuse lensing, provided the total output of the fixture does not exceed 900 lumens.
10. Point source, or other types of unshielded fixtures, provided the total output of the fixture does not exceed 600 lumens.

11. Low-voltage landscape lighting, provided the lighting is shielded in such a way as to eliminate glare and light trespass.

D. *General requirements.*

1. *Luminaire design and operation.*

- a. Fixture placement, distribution, wattage, orientation, and mounting height shall maximize the efficient and effective use of light output, and minimize light trespass, light pollution and glare, including the projection of light skyward or beyond the primary object being illuminated. Fixtures using directional optics and located adjacent to property boundaries shall be oriented in such a way as to minimize glare onto adjacent properties.
- b. Lighting of horizontal surfaces shall be fully shielded full-cutoff fixtures and shall be aimed downwards.
- c. Lighting of non-horizontal surfaces shall be designed, installed and aimed so as not to project light output beyond the object being illuminated, skyward, onto a public roadway, or onto adjacent uses.
- d. Luminaires shall consist of the most energy efficient light sources.
- e. The maximum mounting height of area lighting shall not exceed 30 feet when located within 75 feet of a single-family use or single-family zoning district.
- f. Sites shall not exceed an average vertical illuminance of 0.5 footcandles at a height of five feet above the mounting height of the highest luminaire. This requirement shall be provided at a parallel horizontal over the area where surface level data are provided.
- g. Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available. Automatic lighting controls are not required for the interior of parking structures.
- h. A property owner/representative may and is encouraged to reduce any required level of lighting output by up to 50 percent of the otherwise required value after the site closes or is no longer in use for the night. Uniformity ratios shall meet the otherwise required values.
- i. The placement of light poles in landscape islands is discouraged. Separate islands should be created for the placement of light poles. Poles may be placed within the perimeter and interior landscape strips in locations that avoid conflicts with existing and required trees. Notwithstanding the above, where special designs, tree separation, pole arm extensions and reduced pole heights are feasible, a pole may be placed within a landscape island after review and approval by the appropriate reviewing body.
- j. Except in emergencies by police, fire, utilities, medical personnel, aircraft warning lights or for meteorological data gathering purposes, the use of exposed light

- sources, search lights, flood lights, lasers, lighting or lights that pulse, flash, rotate or simulate motion is prohibited. No exceptions or variances shall be permitted.
2. *Light trespass standards.*
- a. Unless otherwise provided in this section, lighting shall have illuminances, uniformities and glare control in accordance with the published standards of the Illuminating Engineering Society of North America (IESNA).
- b. Light trespass measured line-of-site at the property line of the receiving property shall not exceed the following levels:
- i. 1.0 footcandles for non-residential and multi-family sites.
 - ii. 0.5 footcandles for residential sites.
 - iii. 0.4 footcandles for nature parks.
 - iv. 5.0 footcandles for public and private streets.
- 1) *Alleys.* This standard shall be decreased to 2.0 footcandles where an alley of 20 feet or less separates a receiving property that has a single-family use or zoning.
 - 2) *Automobile dealers.* This standard shall be increased to 10 footcandles for public streets abutting automobile dealers along Main Street north of NW 16th Avenue and along NW 39th Avenue between NE 2nd Street and NE 10th Street, provided that portion of the receiving public street is at least 500 feet from any property with single-family use or zoning. Light trespass at private streets shall meet the above requirements.
- E. *Specific illumination requirements.* In addition to the general requirements applicable to all outdoor lighting uses, the following requirements for specific outdoor lighting uses or areas shall apply. If provisions in this subsection conflict with any of the general requirements, the provisions in this subsection shall prevail.
1. *Recreational lighting.* Lighting for outdoor recreational uses (including mounting heights above 30 feet, where appropriate) may be designed in accordance with the published standards of the Illuminating Engineering Society of North America (IESNA).
 2. *Nature parks.* Buildings shall not be externally illuminated on any vertical faces fronting a nature park.
 3. *Building entrances, exteriors and site security.* Lighting shall be provided for the general security of areas, including building entrances, stairways, ramps, main walkways, dumpsters, other site accessory structures, pedestrian entrance/exit points, and vehicular use areas.
 - a. Lighting levels at building entrances/exits and around buildings shall not exceed an average horizontal illuminance of 5.0 footcandles at ground level, a uniformity ratio of 6:1 and a maximum uniformity ratio of 10:1.

- b. Lighting levels on pedestrian walkways and at pedestrian entrances/exits of vehicular use areas of multi-family developments shall maintain a minimum horizontal illuminance of 1.0 footcandles at ground level.
- c. Pedestrian walkways greater than 30 feet from the edge of a building or vehicular use area shall maintain a minimum horizontal illuminance of 0.2 footcandles at ground level.
- d. There shall be a minimum horizontal illuminance of 1.0 footcandles at ground level within five feet of dumpsters, site accessory structures and areas that are of the type known to be prone to illicit behavior or victimization.
- e. Unimproved areas of a site may be so defined and excluded from the lighting plan.

4. Pedestrian areas.

- a. Lighting levels in transect zones U1 to U3 and any residential development must maintain an average horizontal illuminance of 1.8 footcandles at ground level, a uniformity ratio of 6:1, and a maximum uniformity ratio of 10:1.
- b. Lighting levels in transect zones U4 to U7 and any mixed-use development must maintain an average horizontal illuminance of 2.4 footcandles at ground level, a uniformity ratio of 4:1, and a maximum uniformity ratio of 10:1.
- c. Lighting levels in transect zones U8 to DT and any commercial development must maintain an average horizontal illuminance of 2.5 footcandles at ground level, a uniformity ratio of 4:1, and a maximum uniformity ratio of 10:1.

5. Alley lighting.

- a. Alley lighting in residential developments must maintain an average horizontal illuminance of 1.2 footcandles at ground level, and a uniformity ratio of 6:1.
- b. Alley lighting in mixed-use developments must maintain an average horizontal illuminance of 1.8 footcandles at ground level, and a uniformity ratio of 6:1.
- c. Alley lighting in commercial developments must maintain an average horizontal illuminance of 2.4 footcandles at ground level, and a uniformity ratio of 6:1.

6.4. Vehicular use areas.

- a. Lighting shall be uniform throughout the parking lot, with no dark patches or pockets, for safety and identification of features.
- b. Lighting shall maintain a minimum horizontal illuminance of 0.5 footcandles at ground level and shall not exceed an average horizontal illuminance of 2.5 footcandles, a uniformity ratio of 5:1, and a maximum uniformity ratio of 15:1. An applicant may elect to use the building entrance and outdoor lighting standards on portions of vehicular use areas within 30 feet of a building.

7.5. Parking structures.

- a. *Applicability.* These standards for parking structures shall apply to any multilevel parking structure and any floor of a building, including but not limited to the first floor and/or basement level, used for parking or storage of vehicles. However, when either the top floor of a building used for parking or storage of vehicles or the top floor of a multilevel parking structure is uncovered and open to the sky, said floor shall be regulated in accordance with the standards for parking lots but shall have luminaires that do not exceed a height of 15 feet. Where covered parking areas are restricted in depth to one vehicle length, lighting shall be provided in accordance with the building entrances, exteriors and site security provisions above.
- b. Luminaires shall be full-cutoff, semi-cutoff and/or refractor high intensity discharge (HID) or LED fixtures. The exact type, configuration and placement of luminaires shall be designed to prevent glare, cavern effect and to facilitate vertical illumination of the floor so that drivers are able to discern objects within the facility. Luminaires used in driving lanes shall not emit greater than 50 percent of the light output above an angle of 38 degrees on driver approach and 75 degrees on driver retreat.
- c. Lighting intensities for all floors, ramps, entrance/exit areas, and stairways shall be as listed in Table 1.

Figure 1—Transverse Coverage and Cutoff based on 8-foot Mounting Height

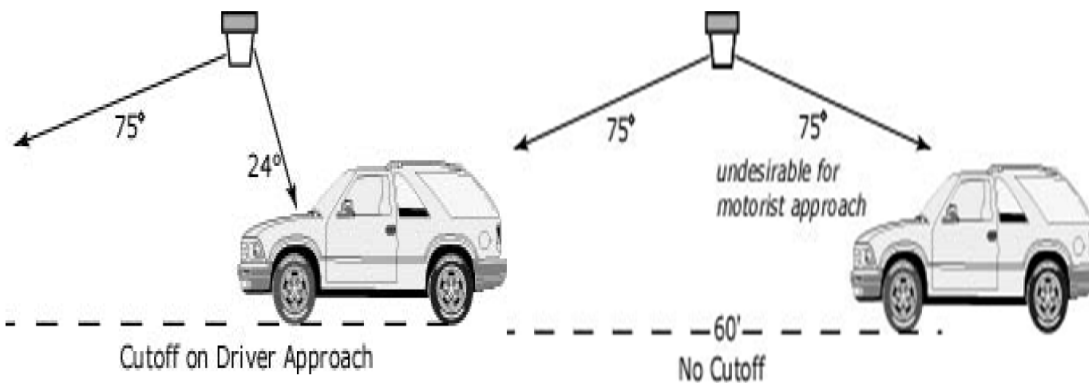


Table 1:

	Min. Horizontal Illuminance (footcandles)	Max. Uniformity Ratio	Min. Vertical Illuminance* (footcandles)
Basic per floor	1	10:1	0.5
Ramps Day	2	10:1	1
Ramps Night	1	10:1	0.5
Entrance Areas Day	50	-	25

Entrance Areas Night	1	10:1	0.5
Stairways	10	-	1
* Measured facing the drive aisle at five feet above the parking surface at the point of the lowest horizontal illuminance.			

218

219 8.6- Vehicular use areas canopy lighting.

220 a. Luminaires mounted on or under canopies shall be full-cutoff fixtures or recessed so
 221 that the lens cover is flush with the bottom surface (ceiling) of the canopy, as
 222 demonstrated in Figure 2. Lighting may also be shielded by fixtures or the edge of
 223 the canopy so that light is restrained to 85° or less from vertical as shown in Figure 2.
 224 Luminaires shall not result in glare and shall meet light trespass standards applicable
 225 to adjacent properties.

226 b. Lighting within six feet of the canopy shall maintain a minimum horizontal
 227 illuminance of 2.0 footcandles at ground level and shall not exceed an average
 228 horizontal illuminance of 10 footcandles, a uniformity ratio of 5:1, and a maximum
 229 uniformity ratio of 10:1.

230 c. Indirect lighting where light is aimed upward at the underside of the canopy and
 231 reflected back down from the underside of the canopy may be used when
 232 luminaires are shielded so that all direct illumination is focused exclusively on the
 233 underside of the canopy and when the average vertical illuminance does not exceed
 234 0.5 footcandles at five feet above the canopy level.

235 d. Luminaires shall not be mounted on the top or sides (fascias) of the canopy when
 236 not part of a permitted sign. The sides (fascias) of the canopy shall not be
 237 illuminated in a manner other than that prescribed under the sign code.

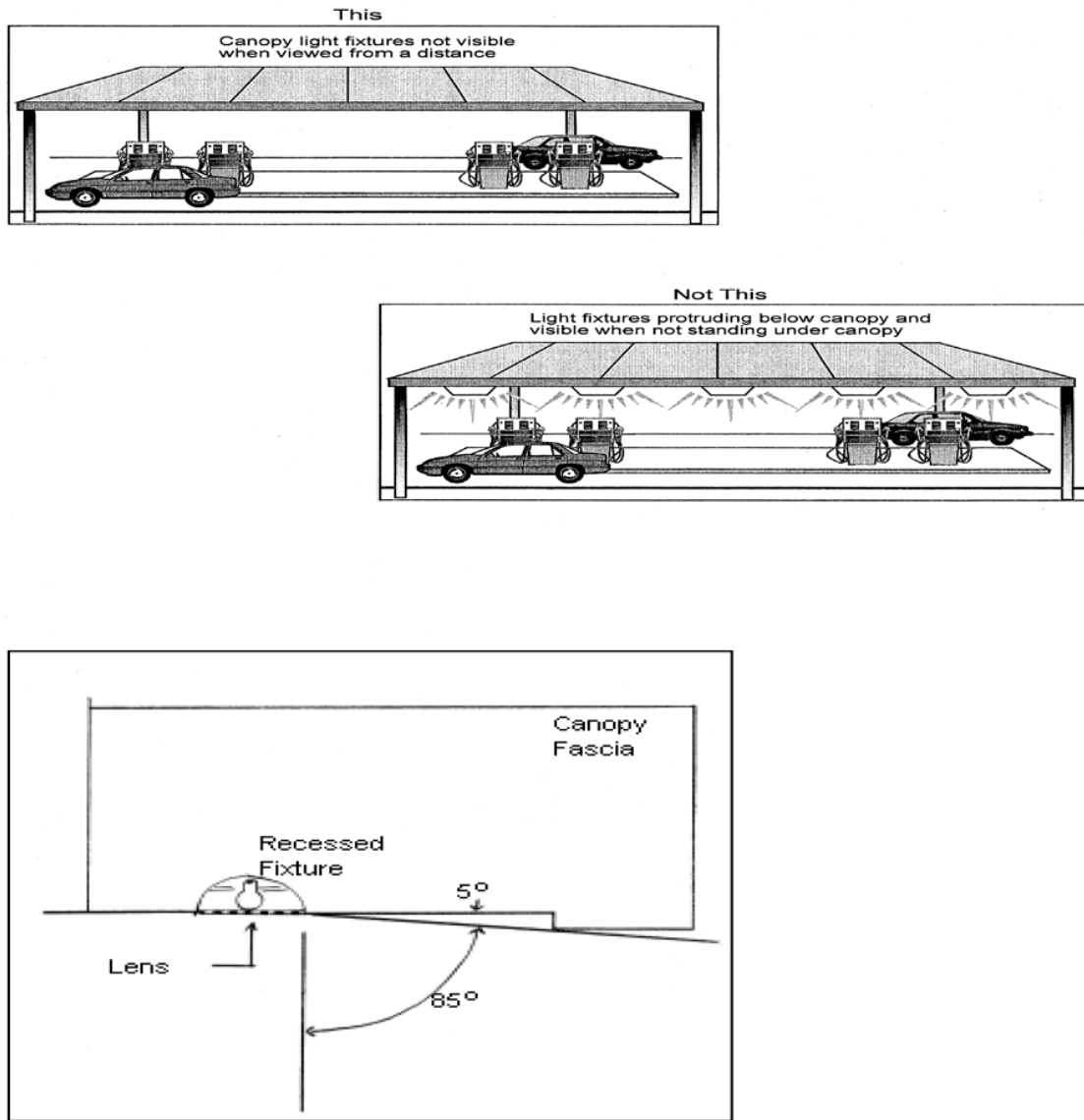
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Figure

2—Canopy

Lighting



241

242

9.7. Gasoline and other fuel dispensing uses.

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- a. In addition to the requirements listed above for vehicular use area canopy lighting, lighting shall not exceed an average horizontal illuminance of 20 footcandles at ground level under the canopy and within an area of six feet from the edge of the canopy. Lighting shall not exceed a uniformity ratio of 5:1 and a maximum uniformity ratio of 10:1.

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10.8. Vehicle and automobile dealerships along Main Street north of NW 16th Avenue and along NW 39th Avenue between NE 2nd Street and NE 10th Street; when more than 500 feet from residential.

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250

- a. Lighting shall not exceed an average horizontal illuminance of 50 footcandles at ground level.

F. *Lighting plan submission and review.* Lighting plans demonstrating compliance with the requirements of this section must be submitted to the applicable reviewing authority for review and approval for development plan review, a building permit, or special use permit applications. Lighting plans must be certified by signature and seal of a registered architect, engineer, or lighting professional holding a current lighting certification (LC) from the National Council on Qualifications for the Lighting Profession (NCQLP) as providing illumination in accordance with the applicable standards of this section and must include the following information:

1. A layout of all existing and proposed luminaires with location, designation, mounting height and orientation.
2. A schedule of all fixtures that includes the following information:
 - a. Fixture designation.
 - b. Fixture distribution information for area lighting fixtures, such as IESNA Type III, Type IV, or Type V.
 - c. Mounting height.
 - d. Light source type and wattage.
3. An illustration showing lighting levels (illuminance in footcandles) for each source of light. Separate calculations shall be performed for each area of the site, such as parking lots, building entry areas, and light trespass on receiving property boundaries. The boundary of each area shall be clearly indicated and the area shall be labeled. The calculations shall be performed on a grid at a maximum of every ten feet.
4. A table of photometric calculations indicating, at a minimum, the following values for each area:
 - a. Average, maximum and minimum illuminance.
 - b. Average and maximum uniformity ratios.
 - c. The ordinance section applicable to the area.
5. Landscaping information demonstrating that the site lighting and existing and proposed landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
6. Topographic variations on site and any significant change in grade or elevation of the surrounding sites.
7. A brief written narrative describing the proposed luminaires, mounting heights, control devices and schemes, applicable calculation zones, and a summary of the adjacent

properties. This may be provided as notations on the lighting plan or in a separate attachment on the preparer's letterhead.

8. Manufacturer specification sheets, cut-sheets or other manufacturer-provided information for all existing and proposed luminaires. Photometric reports generated from manufacturer-provided IES data, where available.

9. For parking structures, the lighting plan shall include the following additional information:

a. Minimum horizontal and vertical lighting intensities for each floor, floor ramps, entrance areas and stairways. Data may be requested for certain daylight periods.

b. Uniformity ratios and maximum uniformity ratios for each floor, floor ramps, entrance areas and stairways. Data may be requested for certain daylight periods.

c. The cutoff angles on driver approach and retreat.

G. *Variances.* During approval of a development plan or building permit, the appropriate reviewing authority may approve a variance for one or more of the requirements of this section. The appropriate reviewing authority may approve a variance only when the applicant demonstrates, in addition to meeting all of the review criteria for a variance in article III, that the applicant is using an alternate methodology, technique, or approach that is consistent with IESNA standards and that meets the intent and purpose of the lighting ordinance. At the expense of the applicant, the appropriate reviewing authority may request an independent review by a registered architect, engineer, or lighting professional holding a current lighting certification (LC) from the National Council on Qualifications for the Lighting Profession (NCQLP).

H. *Nonconforming luminaires and lighting.*

1. A legally nonconforming luminaire or lighting installation shall be made to conform with the requirements of this section when any of the following situations applies:

a. Minor corrective action, such as re-aiming or shielding, can achieve conformity with the applicable requirements of this section;

b. Fifty percent or more of the existing luminaires on a property are replaced;

c. The number of existing luminaires on a property is increased by 50 percent or more;

d. The city manager or designee deems the nonconforming luminaire or lighting installation a safety hazard; or

e. A development is expanded or remodeled at a cost that exceeds 50 percent of the assessed value of the site or structures as determined by the Alachua County Property Appraiser. Assessed valuation shall be determined by reference to the official property tax assessment rolls of the year of the expansion and/or remodel.

2. A development that becomes nonconforming with this section due to a change in operational hours from daytime only to include nighttime operation shall be required to

comply with these regulations within 90 calendar days of the effective date of the change.

3. To prevent safety hazards, nonconforming luminaires and temporary luminaires that direct light towards streets or parking lots and that cause disability glare shall be either shielded or re-directed within 90 calendar days of notification by the city.

SECTION 3. It is the intent of the City Commission that the provisions of Sections 1 and 2 of this ordinance become and be made a part of the Code of Ordinances of the City of Gainesville, Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or relettered in order to accomplish such intent.

SECTION 4. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 6. This ordinance will become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2022.

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

350

351

OMICHELE D. GAINEY

DANIEL M. NEE

CITY CLERK

INTERIM CITY ATTORNEY

This ordinance passed on first reading this _____ day of _____, 2022.

355

This ordinance passed on second reading this _____ day of _____, 2022.



City of Gainesville Agenda Item Report

File Number: 2022-811

Agenda Date: December 15, 2022

Department: City Clerk

Title: 2022-811 Sine Die for Commissioner Arreola, Commissioner Hayes-Santos, Commissioner Ward and Mayor Poe (NB)

Description:

Recommendation:

The City Commission would like to recognize the outgoing mayor and commissioners.