



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY



Theatre Park Project

ANNUAL REPORT

- Fiscal Year 2025 -

October 1, 2024 - September 30, 2025





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About the Alachua CRA

COMMUNITY REDEVELOPMENT DISTRICT

- 256 Acres, including public right-of-ways
- 466 Parcels; 18 Parcels owned by the City of Alachua
- 87 Commercial/Industrial Parcels
- 103 Businesses
- 286 Dwelling Units
- 153 Historic buildings (102 contributing & 51 noncontributing)

ASSESSED VALUES - BASE YEAR & CURRENT YEAR

Base Year (1987)	Taxable Value - Taxable Properties	\$6,295,700.00
Current Year (2024)	Taxable Value - Taxable Properties	\$57,764,929.00
Current Year (2024)	Incremental Value - Taxable Properties	\$51,469,229.00
Total Expenditures from the Redevelopment Trust Fund		\$621,954.00

CRA PROJECTS - FY 2024 - 2025

Projects started	25
Projects Completed	15
Total Amount expended for affordable housing	0

Per Section 163.371 of the Florida Statutes, the Alachua CRA must provide an annual report along with a complete audit report of the redevelopment trust fund each fiscal year. This reporting allows for transparency and accountability to better serve the redevelopment area.

An Annual Report must include the following information in two separate documents:

- **Audit** - a stand-alone, independent audit as a separate document
- **Performance Data & Plan Goals & Objectives** - including: 1) total number of projects started and completed with the estimated cost of each project; 2) total expenditures from the redevelopment trust fund; 3) originally assessed real property within the CRA on the day the agency was created; 4) total assessed real property values of the property within the boundaries of the CRA as of January 1 of the reporting year; and 5) total amount expended for affordable housing for low-income and middle income residents.

This Annual Report highlights the Alachua CRA's activities and achievements in the 2025 Fiscal Year, from October 1, 2024 through September 30, 2025.



About the Alachua CRA

INTRODUCTION

The state of Florida enacted legislation in 1969 (Chapter 163, Part III) that enabled local governments to create areas defined as community redevelopment districts for the purpose of carrying out redevelopment activities under the auspices and direction of a Community Redevelopment Agency (CRA).

DEFINITIONS

- **Redevelopment** consists of any projects or activities within a community redevelopment district to eliminate or prevent blight and rehabilitate or conserve areas in a community.
- **Community Redevelopment District** includes areas within a city characterized by blight or insufficiencies, such as the presence of dilapidated structures, a shortage of affordable housing, substandard infrastructure, insufficient roadways and inadequate parking.
- A **Community Redevelopment Agency (CRA)** is a dependent special district in which any future increases in property taxes are set aside to support economic development and redevelopment projects within that district. A CRA board is created by the local government to direct the agency and administer any activities or projects within the community redevelopment district. Approximately 220 CRAs operate in the state of Florida at this time.
- The **Community Redevelopment Plan** serves as the framework for any redevelopment efforts undertaken by the CRA. The plan addresses the unique needs and insufficiencies in the district, outlines the overall goals, identifies the types of enhancement projects planned for the area, and implements strategies for revitalizing the area.
- **Funding** for redevelopment projects is provided via a mechanism called tax increment financing (TIF). Properties within a community redevelopment district are assessed on a fixed date, deemed “frozen value.” Any increase in property value when compared to the frozen value is additional tax revenue and is considered “increment.” Increment tax revenue is deposited into the CRA Trust Fund and dedicated to redevelopment efforts in CRA district. Additional funding may come from redevelopment bonds and grants, land sales or leases, and loans. Increment revenue can be used immediately, saved for a particular project or can be bonded to maximize the funds available. Any funds received from a tax increment financing area must be used for specific redevelopment purposes within the targeted area and not for general government purposes.



About the Alachua CRA

HISTORY OF THE ALACHUA CRA

The Alachua Community Redevelopment Agency (CRA) was established in 1982 with the goal of reviving a neglected and blighted district encompassing 256 acres, including the historic downtown business district and the surrounding area.

The original Alachua Community Redevelopment Plan was adopted in April 1982 by Ordinance 0-82-5. The City of Alachua adopted an amended Community Redevelopment Plan in May of 2000 through Ordinance 0-00-18. The plan was updated in 2013. The provisions of the Plan shall remain in effect and serve as a guide for future redevelopment activities in the Alachua CRA through 2043. The plan must maintain statutory compliance and be consistent with the local Comprehensive Plan.

Since its establishment, the CRA has undertaken or promoted redevelopment and improvement projects with the primary goal of creating a more vibrant, livable and healthy downtown area for all citizens. Examples of CRA projects include: streetscape and roadway improvements, parking solutions, sidewalks, community parks and open spaces, street tree plantings, recreation areas, and historic restoration. The Alachua CRA created an incentive program in 2018 through matching business facade grants to encourage commercial building owners to make improvements to their own buildings.

ORGANIZATION OF THE ALACHUA CRA

The Alachua City Commission serves as the governing board for the CRA. The Alachua CRA has two staff members - an Executive Director and a CRA Coordinator. A five-member CRA Advisory Board, comprised of key stakeholders such as residents and business owners within the redevelopment area, provides recommendations to the CRA.

CRA Board		CRA Advisory Board	
Chair:	Walter Welch	Chair:	Kelly Harris
Vice Chair:	Shirley Green-Brown	Vice Chair:	Mandy Bucci
Member:	Dayna Miller	Member:	Leon Barrows
Member:	Jennifer Ringersen	Member:	Rudy Rothseiden
Member:	Jacob Fletcher	Member:	Bryan Boukari
City Manager:	Rodolfo Valladares	CRA Coordinator:	Susan King
City Attorney:	Folds Walker LLC		CityofAlachua.com



About the Alachua CRA

AMENDED COMMUNITY REDEVELOPMENT PLAN

The Amended Community Redevelopment Plan serves as the guiding framework for any redevelopment efforts undertaken by the Alachua CRA. The document addresses the 10 following focus areas to accomplish the CRA mission to rehabilitate, conserve and redevelop areas within the geographical boundaries of the redevelopment area of Alachua.

- Economic Development
- Parks & Open Spaces
- Historic Preservation
- Infrastructure
- Parking
- Streetscapes
- Wayfinding Signage
- Housing
- Marketing
- Public Participation

Present and future redevelopment efforts will particularly concentrate on the following:

- Create a thriving downtown district and attract an eclectic mix of restaurants and shops, as well as an anchor business, such as a brewery;
- Foster the preservation and revitalization of unoccupied, underutilized and/or deteriorating historic buildings in downtown; and
- Utilize the space to encourage outdoor activities and a sense of community for residents and visitors

Redevelopment within the CRA district will not negatively impact the residents of the area in terms of relocation, traffic circulation, environmental quality, availability of community facilities and

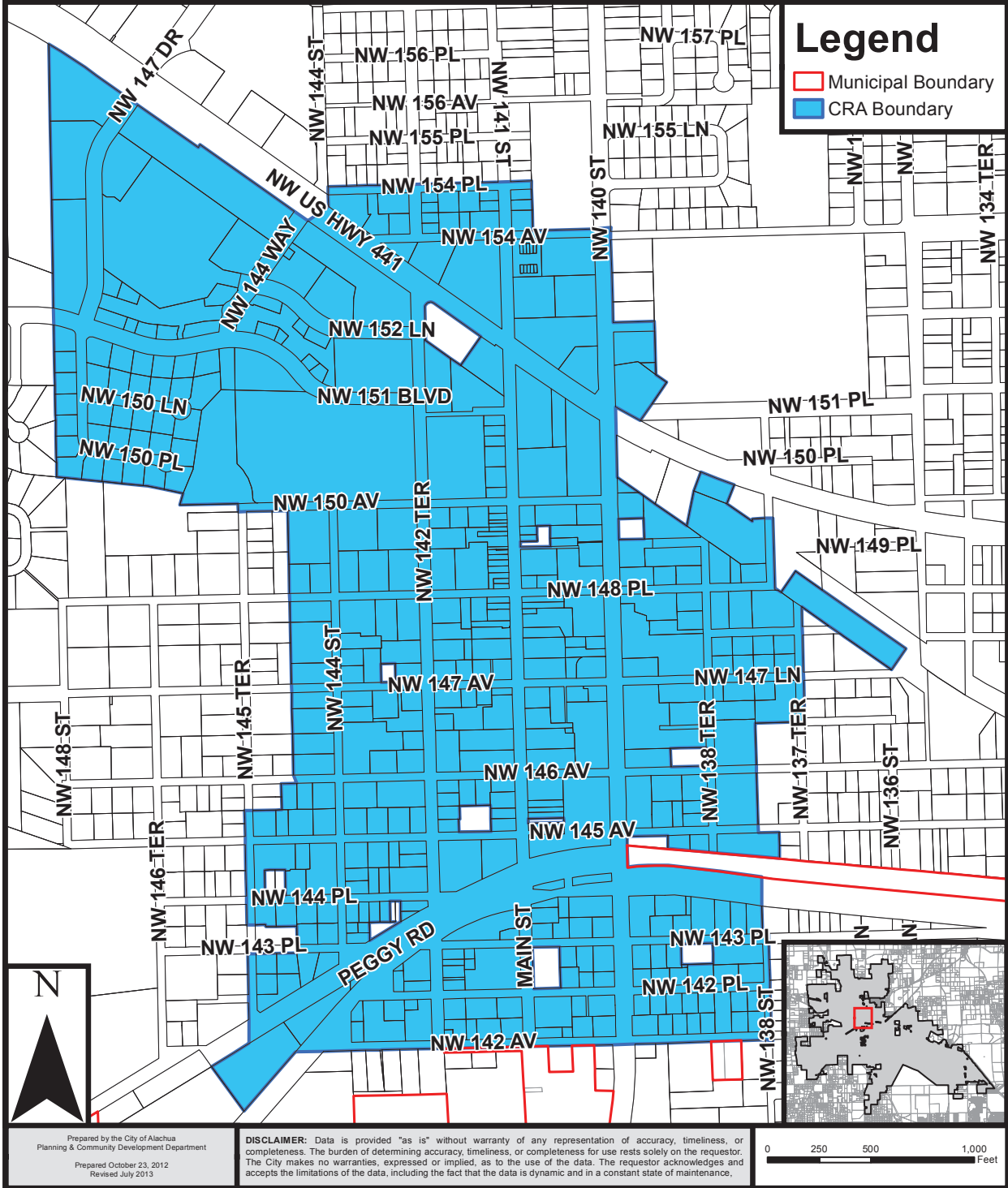
services, school population, or any other factors affecting the physical and social quality of the neighborhood.

The CRA supports the preservation of the existing historic neighborhoods while encouraging the development of affordable housing for senior citizens or low and medium income households.





Alachua Community Redevelopment Area





Economic Development

DOWNTOWN ALACHUA: REVITALIZING THE HEART OF THE COMMUNITY

Main Street Alachua is the heart and soul of the city. Like many downtowns across Florida and the nation, Downtown Alachua has faced economic and development challenges over the years. The Community Redevelopment Agency (CRA) was established to address these challenges and implement a strategic framework for future growth and revitalization.

The primary purpose of a community redevelopment plan is to:

- Promote economic development and encourage investment within the downtown and redevelopment district
- Eliminate conditions of slum and blight
- Support, strengthen and expand local businesses
- Encourage both public and private investment while highlighting diverse economic opportunities
- Enhance the overall standard of living and quality of life for residents and visitors

Opportunities and Incentives: Why Invest in Downtown Alachua

Downtown Alachua is entering a new phase of growth — supported by updated regulations, public investment and strong community vision. The City of Alachua recently adopted a mixed-use ordinance that:

- Allows residential and commercial in the same project
- Increases flexibility in design and density
- Removes regulatory barriers that previously limited downtown projects

The City of Alachua's new mixed-use ordinance modernizes development regulations by allowing integrated residential and commercial projects. This approach creates a significant opportunity for the CRA as mixed-use development is one of the most effective tools for revitalizing Downtown Alachua.

By removing regulatory barriers and increasing flexibility, the ordinance positions downtown and the CRA to attract private investment, expand housing options and stimulate economic activity. It directly supports the City's economic development goals by encouraging new business growth and infill development within the Central Business District and other commercial areas of the CRA.

Mixed-use development also allows housing in close proximity to retail, dining and office uses — strengthening the local customer base, supporting employment, and contributing to a more active and vibrant downtown environment.



Parks & Open Space

PARKS AND OPEN SPACES

Parks and open spaces are essential to downtown and historic districts because they provide gathering places, enhance walkability and highlight the area's unique character while supporting local businesses. They also improve quality of life by offering environmental, social and economic benefits that help these districts remain vibrant and sustainable.

Three parks are located within the Alachua community redevelopment district:

- Skinner Field Park
- Feirmon E. Welch Park
- Theatre Park



Skinner Field

Located on NW 142 Terrace, Skinner Field is a centrally located public park in downtown Alachua featuring a baseball field, basketball and tennis courts, playground, pavilions, restrooms, and parking.

Skinner Field is the proposed venue for the Levitt AMP Alachua Music Series—a three-year, free outdoor concert series led by Josh's Place in partnership with the Alachua Business League and sponsored by the Alachua CRA.



Feirmon E. Welch Park

This neighborhood park is a well-maintained community space for families, small events and public gatherings. The park features a range of amenities including basketball courts, modern playground equipment, covered pavilion, picnic tables and open grassy areas. The Feirmon E. Welch Park is located minutes from downtown Alachua.



Theatre Park

The CRA contracted with Monarch Design Group to complete the design development of Theatre Park, incorporating proposed enhancements to support small musical and theatrical performances. The architectural consultants presented design concepts to the CRA Board for review and consideration. The Theatre Park Refresh Project was included as a capital project in the FY 24–25 budget.



Parks & Open Space

THEATRE PARK



Dedicated to prominent Alachua citizen Alan Hitchcock, Theatre Park reflects the evolution of downtown Alachua itself, having transitioned from early commercial use to an entertainment venue and, today, to a cherished community gathering space. The site was originally a dry goods store before being converted into a one-room movie theater. In the mid-20th century, the Alachua Theatre was the town's only cinema showing the popular films of the era. Ownership changed hands several times in the 1960s until it ultimately closed around 1965.

A fire destroyed the abandoned structure, leaving only its brick walls and structural remnants. The site remained boarded up for decades until city staff and volunteers around

1999 transformed the ruins into "Old Theatre Park." The City later acquired the property in 2008 and initiated stabilization and preservation efforts in 2011, preserving the original structure, including the iconic brick walls and archways, and adding landscaping and hardscaping to create an open-air courtyard-style park.

This rustic pocket park became one of the hidden gems of historic Main Street and part of the historic Main Street district, listed on the National Register of Historic Places on July 14, 2000.

By the early 2020s, the beloved pocket park showed signs of aging - abundant overgrowth and structural wear. In FY 22-23, CRA staff proposed funding a major Theatre Park renovation project with the goal of transforming a gradually deteriorating Theatre Park, keeping it as a tranquil gathering space, but redesigning the park into modern performance space. The planned improvements included new pavers, lighting, landscaping and a permanent stage for events and concerts. The FY 24-25 budget included funding to begin this multi-phased project with a target completion date in FY 25-26.

Staff secured a \$50,000 T-Mobile Hometown Grant for the final beautification phase of the project.

Once completed, Theatre Park will serve as a:

- Central venue for community events
- Performance space in the historic district
- Key part of the Alachua CRA's ongoing downtown revitalization efforts

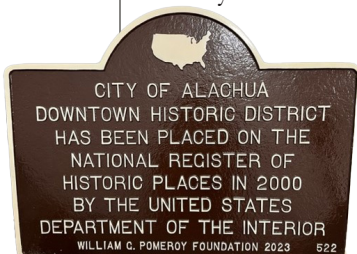




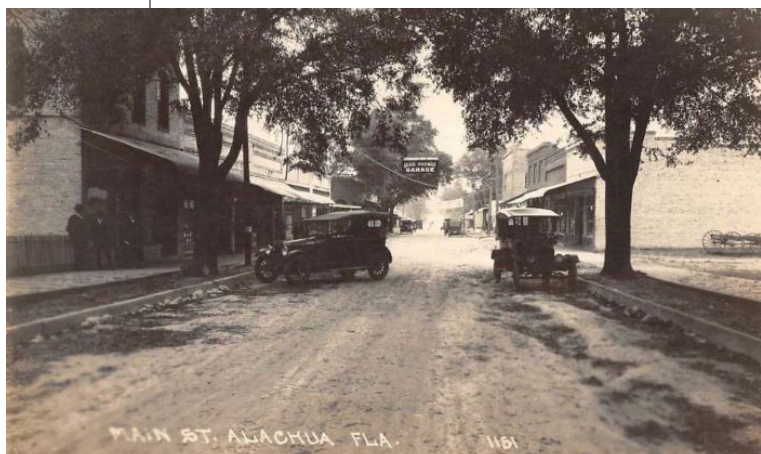
Restoration & Historic Preservation

HISTORIC PRESERVATION

Main Street Alachua is home to many historic buildings that connect us to the past and reveal the story of Alachua’s downtown community. In 1999, the Downtown Redevelopment Trust Board (CRA) commissioned a study of the architectural and historic resources within the Community Redevelopment Area. As a result, a historic district was mapped and established, and on July 14, 2000, the downtown district and surrounding area were listed on the National Register of Historic Places.



The history, heritage, and culture of these historic structures are important to protect because they are closely tied to the preservation of the community’s identity and character. A rich cultural heritage within the CRA district serves not only as a source of pride for local residents, but also as an attraction for visitors. It can also play an important role in drawing businesses and tourism-related industries to the area.



Cultural and heritage tourism continues to be a rapidly growing segment of the tourism industry. Travelers are increasingly seeking authentic experiences, including historic sites, local traditions and cultural education opportunities. As a result, historic and cultural preservation can serve as a catalyst for economic development and new investment within the redevelopment district.

The Advisory Council on Historic Preservation (ACHP), in partnership with other federal agencies, has spearheaded an initiative to encourage the “use of historic assets for economic development and community revitalization, as well as enabling people to experience and appreciate local historic resources through heritage tourism and educational programs.”

CRA staff is exploring available grants, programs, and other funding opportunities, along with their eligibility requirements, to support the revitalization of the historic downtown commercial district.





Restoration & Historic Preservation

BUSINESS FACADE GRANT PROGRAM: REVITALIZING OUR DOWNTOWN—ONE BUILDING AT A TIME

The Alachua CRA Business Facade Grant Program is an investment in the visual, economic and cultural vitality of our downtown district and advances the CRA redevelopment goals of reducing blight, encouraging economic development and revitalizing underutilized properties.

The Business Facade Grant Program was established by the Community Redevelopment Agency (CRA) in Fiscal Year 2019 to assist in the rehabilitation of commercial building facades within the



Community Redevelopment District. This program provides eligible businesses with a 50% matching grant ranging from \$500 to \$12,500 for facade improvements. Additionally, eligible signage may qualify as a reimbursable expense of up to \$3,000, subject to CRA Board approval of the proposed sign design.



In FY 24-25, Business Facade Grants were awarded to Conestoga Restaurant Inc. and Alachua Commercial Properties for replacement of storm-damaged awnings. These improvements restored building appearance, enhanced safety and strengthened the visual character of the downtown corridor. Both buildings, constructed circa 1900, are contributing historic structures within a district listed on the National Register of Historic Places.

Grant awards are discretionary and subject to available funding; however, a wide variety of projects may be considered, provided applicants meet all program criteria. Examples of eligible improvements include:

- Exterior painting and facade restoration
- Repair or replacement of awnings and canopies
- Installation or improvement of storefront windows and doors
- Masonry repair and pressure washing
- Architectural detail restoration or enhancement
- Exterior lighting improvements
- Removal of non-historic or incompatible facade elements
- Installation of decorative features that enhance building character
- Signage improvements (subject to CRA Board approval)
- Accessibility improvements related to facade enhancements



Infrastructure & Parking

MAKING DOWNTOWN WORK

The City of Alachua's Amended Community Redevelopment Plan recognizes that strong infrastructure and accessible parking are fundamental to the long-term success of a historic



downtown district. The Plan provides a clear vision for revitalizing public spaces while preserving the unique character that defines downtown Alachua, guiding the types of projects undertaken within the CRA.

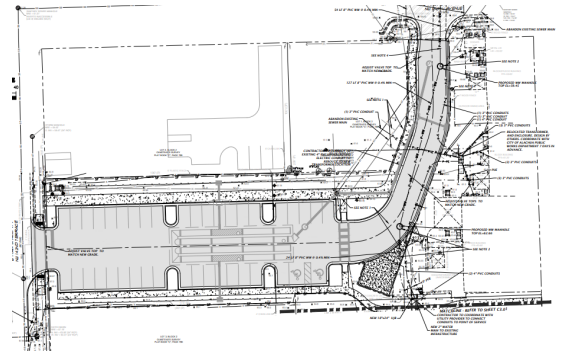
Since its establishment, the Alachua Community Redevelopment Agency has played an active role in shaping downtown through a series of thoughtful redevelopment initiatives centered on placemaking—transforming public spaces into vibrant, welcoming destinations for residents, businesses and visitors

alike. These efforts are ongoing and aim to improve accessibility, strengthen connectivity and enhance the attractiveness of the downtown area and CRA district for continued private investment, economic activity and long-term revitalization.

Examples of CRA placemaking projects include: streetscapes and sidewalks, community parks and open spaces, street tree plantings, roadway and parking improvements, recreation areas, and historic restoration.

Some completed CRA community revitalization and placemaking projects include:

- Acquisition of Theatre Park on Main Street (2009) and completion of wall restoration (2011)
- Phase I completion of streetscape improvements, including new sidewalks and streetlights, at NW 142nd Terrace and NW 150th Avenue (2010)
- Streetscape improvements along South Main Street, from NW 142nd Avenue to NW 154th Avenue and along NW 150th Avenue from Main Street to CR-235 (2011)
- Phase 2 and Phase 3 of Streetscape and stormwater management improvements to NW 142nd Terrace and NW 150th Avenue (2013)
- Completion of a 40-space city parking lot between NW 150th Avenue and NW 148th Place (2023)





Streetscapes

STREETSCAPING AND BEAUTIFICATION



Streetscaping and beautification are key to revitalizing the redevelopment area, enhancing Main Street Alachua’s small-town charm and highlighting the cultural and historic assets that define our downtown.

Streetscapes include the pedestrian elements within the right-of-way—sidewalks, trees, crosswalks, benches and lighting. The Alachua CRA promotes pedestrian-friendly networks that create safe, attractive and connected pathways between destinations like Main Street, parks and recreational areas.

Main Street serves as a model for the rest of the city with tree-lined sidewalks that complement historic buildings and create inviting, active public spaces. Visually appealing spaces within the commercial corridor attract people and encourage activity, helping to bring the area to life. Simply put, “beauty is good for business.”

In recent years, the Alachua CRA has completed numerous streetscape improvements across the redevelopment district. Ongoing improvements and enhancements include trees, landscaping, lighting, street light poles and pole banners. In FY 24-25, projects included decorative street light pole replacements, landscape upgrades, pole banner replacements, accent lighting in downtown trees, and selective tree removal and replanting.

Main Street Beautification - Great American Cleanup®

The Keep America Beautiful® Great American Cleanup® is the City of Alachua’s largest annual volunteer-driven community improvement initiative, bringing together city staff, elected officials, business owners, students, civic groups, and generous donors and sponsors.

In 2025, volunteers planted more than 100 shrubs and perennials along the Main Street commercial corridor as part of the Main Street Beautification Project—one of several local Great American Cleanup® efforts. These annual projects foster community pride and stewardship, as residents contribute their time and talents to enhance the appearance of Alachua’s historic downtown and community redevelopment district.





Wayfinding & Signage

WAYFINDING SIGNAGE PLANNING INITIATIVE

Effective wayfinding is essential to creating a downtown that is welcoming, accessible and easy to navigate. A well-designed wayfinding system helps residents and visitors quickly orient themselves and move confidently through the downtown area and CRA district.



From an economic development perspective, wayfinding plays a critical role in supporting local businesses. When people can easily find shops, restaurants, parks, public spaces, parking and cultural assets, they are more likely to explore, stay longer and spend more within the district.

A clear, consistent, and visually appealing wayfinding system enhances both vehicular and pedestrian navigation, making it easier for residents and visitors to move efficiently throughout the redevelopment district. By guiding users to key destinations, wayfinding signage supports accessibility, encourages exploration, and strengthens connections within downtown.

The Alachua CRA is in the planning stages of implementing a phased wayfinding signage system, guided by the Wayfinding Master Plan delivered in 2019. One option considered in FY 24-25 was installation of an attractive gateway sign at or near the intersection of US-441 and Main Street to enhance visibility and create a stronger sense of arrival into downtown. However, the project has been placed on hold pending the acquisition of land rights for a suitable corner location. Another priority is to install public parking lot signage throughout the downtown area.

In FY 24-25, Alachua CRA approved the installation of six two-hour parking signs within city landscape beds across a two-block area of the commercial district to encourage parking turnover. The time-limited parking initiative was implemented in response to requests from downtown



business and property owners with the goal of prioritizing on-street parking spaces for short-term use and improving access for customers and visitors. Additionally, an updated sign was installed in front of the historic Swick House, further enhancing visibility and site identification.



Housing

ALACHUA'S NEW MIXED-USE ORDINANCE: WHAT IT MEANS FOR DOWNTOWN

Housing plays a vital role in shaping Alachua's identity and supporting its economic vitality. Residential development in downtown and within the CRA district helps establish a built-in customer base for local businesses and services along Main Street and in the Alachua Towne Centre.

Introducing townhomes and garden-style apartments downtown would further strengthen Main Street by increasing the downtown population while providing convenient access to jobs, shops, restaurants and parks within walking distance.

This type of small-scale multifamily housing can be thoughtfully designed to complement existing neighborhoods. It also offers a practical strategy for preserving the historic character of downtown, particularly through the adaptive reuse of existing structures.

On September 8, 2025, the City of Alachua adopted an ordinance amending its Land Development Regulations (LDRs) and creating new opportunities for development—especially on smaller parcels typical of the historic downtown and CRA district.

The updated standards address transitional areas, lot sizes, buffering, spacing between homes, architectural variety and the introduction of new housing types, all aimed at increasing density in the downtown urban core.

In summary, these changes provide meaningful incentives for mixed-use development within commercial areas. They allow residential and commercial uses on the same site, increase flexibility in design and density, and remove regulatory barriers that previously limited downtown projects. Collectively, these updates support a growing regional population, respond to demand for walkable, mixed-use environments, and help address the limited supply of housing in downtown Alachua.





Marketing & Events

CONNECTING, PROMOTING & COLLABORATING

Marketing is a key component of the CRA redevelopment program and supports the ongoing revitalization of Main Street Alachua’s central business district and the broader CRA area. Through support of downtown events, programs and activities, the CRA increases awareness of Main Street, the district’s assets and its local businesses.

These marketing efforts and special events bring visitors downtown, support economic growth and enhance the overall business environment. Events attract first-time visitors, encourage repeat visits, foster community engagement and help position the area as a desirable place to live, work and invest.

The Alachua CRA and the City of Alachua work with local organizations, including the Alachua Chamber and the Alachua Business League, as well as area businesses to support the continued success of festivals and events and to inspire and facilitate new programs and initiatives.

The CRA also benefits from cross-promotion opportunities with regional and national media organizations. These partnerships serve as an effective marketing strategy to increase awareness and exposure while reducing advertising costs.

Recent cross-promotion partners include Southern Living, Visit Gainesville and Visit Florida. The City of Alachua qualified for a “city listing” on Visit Florida after 10 tourism-related businesses within the Alachua CRA registered for their own free Visit Florida web listings. In 2025, Visit Florida, the state’s official tourism marketing organization, reported an estimated 143.3 million visitors to Florida, many of whom use the Visit Florida website to discover destinations and plan their trips.

KEY MEDIA COVERAGE IN FY 24-25

Florida Redevelopment Association (FRA) Member News (March 2025) - Theatre Park

- Coverage of a \$50,000 T-Mobile Hometown Grant awarded to support Theatre Park improvements
- Highlighted CRA involvement and long-term redevelopment planning
- Noted planned upgrades including stage, seating and improved event capabilities

Alachua County Today (2025)

- “Reviving a Landmark: \$50K Grant to Help Restore Alachua’s Theatre Park” (April 2025)
Covered award of \$50,000 T-Mobile Hometown Grant
- “Steel Stage Rises as Theatre Park Comeback Takes Shape” (September 2025)
Highlighted visible construction progress and installation of stage structure



Marketing & Events

BILLBOARDS ADVERTISING

The CRA currently leases three billboards on Interstate 75—two facing northbound traffic and one facing southbound traffic—providing high-visibility exposure to daily commuters, regional travelers and out-of-state visitors, while directing motorists to Alachua’s Exit 399.



These billboards serve as a key marketing tool to increase awareness of Main Street Alachua as a destination for dining, shopping, events and investment opportunities. The signage highlights Alachua’s historic downtown and promotes the “Shop, Dine & Stroll” theme to encourage visitation and increase patronage for downtown businesses.



Positioned along a major transportation corridor, the billboards reach a broad audience, including visitors traveling to and from Gainesville and surrounding areas. Collectively, these billboards generate more than 500,000 weekly impressions, significantly expanding the reach of the CRA’s marketing efforts and promoting awareness of Main Street Alachua across the region.



During the reporting period, the CRA utilized the billboards to:

- Promote downtown Alachua as a vibrant and accessible destination
- Highlight the downtown shopping and dining district
- Support community events and seasonal programming
- Reinforce branding and placemaking efforts within the redevelopment area

During FY 2024–25, the Alachua CRA received the Visit Gainesville Billboard Advertising Program Grant, which provided \$11,475 in funding and covered 75% of the annual cost for two billboards.

Staff also utilizes I-75 billboard aprons to promote Alachua’s historic downtown and special events within the district. These cost-effective marketing efforts help increase foot traffic and support local businesses by boosting patronage during events.

By reaching hundreds of thousands of travelers each week, billboard advertising plays a critical role in positioning Downtown Alachua as a regional destination. This sustained visibility supports local businesses by attracting new customers, encourages repeat visitation, and enhances the CRA’s ability to promote events and showcase ongoing redevelopment initiatives.



Marketing & Events

2024 CHRISTMAS ON MAIN - TREE LIGHTING

The City of Alachua and the Alachua CRA, in collaboration with the Alachua Chamber of Commerce, hosted the annual “Christmas on Main” Tree Lighting on Friday, Dec. 6, 2024.

Evening activities and performances included Santa’s Workshop, the Alachua Elementary School Chorus, the Alachua Children’s Theater, Dance Alive’s “Dance About” program and live music at the Music Junction. The event was funded in part by Visit Gainesville, Alachua County, with additional sponsorship from Boukari Law, Alachua Today, Dollar General Distribution, Walmart Distribution and Florida Portable Services, along with the support of local businesses and community organizations.

CHRISTMAS ON MAIN STREET TREE LIGHTING

MAIN STREET
A L A C H U A
the good life community

- 1 Good Life Station - Pictures w/ Santa & Candy Canes
Sponsored by the City of Alachua
- 2 Good Life Station - Letters to Santa
Sponsored by the Good Life Station
- 3 Pink Throws - Painting Ornaments
Sponsored by Pink Throws Boutique
- 4 (Former) Toy & Kids Gift Boxes
Sponsored by the City of Alachua
- 5 Divine Destiny - Live for Carriage Rides - Carriage Ride Pickup
Sponsored by the City of Alachua
- 6 Let's Hit Salon - Ornament Craft
Sponsored by City of Alachua
- 7 Theatre Park - Live Performances
See Schedule of Events
- 8 Kelly's Creations - Hot Apple Cider
Sponsored by Kelly's Creations Gift Baskets
- 9 Valerie's Loft - Sallies and Photo op with The Grinch/Candy Cane
Sponsored by Valerie's Loft
- 10 Mother Lode - Kids Activity
Sponsored by Mother Lode on Main
- 11 Cardinal's Nest - Snacks & Beverages
Sponsored by The Cardinal's Nest on Main
- 12 Living Word Church - Kids Activity
Sponsored by Alachua Business League
- 13 Flooring Solutions - Popcorn
Sponsored by Capital City Bank
- 14 Boukari Law - Face Painting
Sponsored by Boukari Lawly w/STL Charities/Donors
- 15 Boukari Law - Christmas Music
Sponsored by Boukari Law
- 16 White House/Roadway - Kids Activity
Sponsored by Dairy Queen
- 17 Turner Law - Kids Activity
Sponsored by Lupa Kids
- 18 Kinetic - Spin the Wheel for a Prize
Sponsored by Ohio America
- 19 Lisa K Company - Kids Activity
Sponsored by Lisa K Company
- 20 Alachua Chamber - Christmas Candy Bags
Sponsored by Alachua Chamber
- 21 Alachua Chamber - Kids/Toy Ride/Winter Wonderland Snow Park
Sponsored by the City of Alachua
- 22 House next to Tea House & Law Office - Kids Activity
Sponsored by Santa Fe Ford
- 23 Tealines, Tranquility, Treasures - Cookie Decorating
Sponsored by O2B Kids
- 24 Corner of Alachua Women's Club - Kids Activity
Sponsored by Alachua Women's Club
- 25 Alachua Flowers - Family Game Corner
Sponsored by Alachua Flowers & Landscaping/Baskets
- 26 Magnolia Studios - Christmas Candy Bags
Sponsored by Magnolia for Venues
- 27 Stalke Farm - Seed Art/Headlines
Sponsored by Campus USA Credit Union
- 28 Music Junction - Live Music
Sponsored by Music Junction
- 29 Parking Lot (next to Music Junction) - Carriage Pickup
Sponsored by City of Alachua
- 30 Next to Alachua Farm & Lumber - Bounce House
Sponsored by Alachua County Today & Boukari Law

- HOLIDAY ACTIVITY MAP -

SPONSORS

City of Alachua
Visit Gainesville, Alachua County
Boukari Law/Alachua Today
Dollar General Distribution
Walmart Distribution
Alachua Chamber

DINING

City Parking Lot Behind Concessions
Alachua Chiropractic
Next to Good Life Station (minus carriage pickup area)

PUBLIC RESTROOMS

Public Restrooms at Sliver Park
Alachua Chamber
By Alachua Farm and Lumber

ENTERTAINMENT

Bounce House - South Main Street 4:30 - 8 p.m.
Miniature Train - Chamber Parking Lot 5 - 8 p.m.
Horse & Carriage Rides - Main Street 5 - 8 p.m.
Winter Wonderland Snow Park 5 - 8 p.m.

AT THE SIDE STAGE

"Word Women" Alachua Cha Cha! 5:30 - 9:45 p.m.
Dance Alive's Dance About Program 6 - 8:15 p.m.
Alachua Children's Theatre 6:30 - 7 p.m.

AT TREE LIGHTING

Alachua Elementary Chorus 5:30 - 6 p.m.
Tree Lighting Ceremony 6 - 8:30 p.m.
Live Music - Music Junction 6 - 8 p.m.
Christmas Caroling - Tealines, Tranquility, Treasures 6 - 8 p.m.

Visit **GAINESSVILLE** **ALACHUA CRA**



Alachua's **Christmas on Main**

Tree Lighting Event

- Pictures with Santa (RSVP info below)
- Train and Carriage Rides
- Bounce House
- Hot Chocolate and Popcorn
- Live Music
- Snow Park
- Food trucks
- and much more!

Friday, December 6
4:30 p.m. - 8 p.m.

To RSVP for Pictures with Santa, visit www.christmasonmainalachua.com

Visit **GAINESSVILLE** **ALACHUA CRA**



Public Participation

SHAPING THE FUTURE OF THE ALACHUA CRA

Public participation enables the community to be part of the visioning, growth and development in the redevelopment area. Opinions of all stakeholders are relevant to the decision-making process and community redevelopment plan. Citizens can come together and contribute to the future of a community through community meetings, visioning sessions and workshops.

“From Ideas to Action: CRA Planning Workshops”

In addition to the regularly scheduled bimonthly CRA Board and CRA Advisory Board meetings, the Alachua CRA laid the groundwork for a series of workshops to be scheduled in the upcoming fiscal year. The purpose of these workshops will be to engage community members and stakeholders to discuss ideas, goals, concerns and challenges on how to revitalize the CRA and historic downtown district and stimulate reinvestment into the area. The feedback and priorities gathered during these sessions will help guide the Alachua CRA’s next steps and determine which projects should be presented to the CRA Board for consideration.

“These workshops are an important step in ensuring that our redevelopment efforts are guided by community insight and shared purpose,” said Rodolfo Valladares, CRA Executive Director. “The success of our downtown and CRA district depends on the voices and ideas of those who work and live here.”

Public participation is also a vital part of annual and seasonal programs and events that occur in the redevelopment area. Citizens and owners of local businesses participate as volunteers in City of Alachua’s volunteer-driven community improvement initiatives and through community organizations, such as Alachua Chamber of Commerce and Alachua Business League, churches, and special events organizing committees.





Summary: Performance Data - Plan Goals & Objectives

CRA ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	CRA PLAN GOAL & OBJECTIVES
Seasonal Decorations & Installation	Completed & Ongoing	\$16,580	STREETSCAPES - Seasonal decorations enhance the historic downtown area for businesses, residents and visitors, while complementing the annual events and festivals held on Main Street and throughout the CRA district.
Christmas on Main Street – Annual Tree Lighting	Completed & Ongoing	\$9,089 (Funded in part by Visit Gainesville, Alachua County)	MARKETING & EVENTS - The annual Tree Lighting event brought local families and visitors downtown to celebrate the holiday season. The collaborative event, hosted by the Alachua CRA, City of Alachua and Alachua Chamber of Commerce, was supported by businesses throughout the downtown area and CRA district. Activities included carriage rides, Santa visits and complimentary photos, a children’s chorus, an Alachua Children’s Theatre performance, live music, appearances by the Grinch and other holiday characters, a bounce house, a snow park, a miniature train, and 25 holiday activity stations. The event drew an estimated 1,200 attendees.
CRA Planning Workshops	Planning Phase		PUBLIC PARTICIPATION – Three “From Ideas to Action: CRA Planning Workshops” are scheduled for FY 25-26. Invitations will be distributed to property and business owners in the CRA. A brief Downtown & CRA Priority Initiatives Survey will also be made available. These efforts aim to engage stakeholders in identifying priority projects and investment opportunities for downtown Alachua and the CRA district.
Main Street Beautification Great American Cleanup Project	Completed & Ongoing	\$1,835 Grant funded	PUBLIC PARTICIPATION - The Main Street Beautification Project was conducted as part of the City of Alachua’s annual Great American Cleanup. A team of fifteen volunteers, alongside CRA staff, planted 111 plants across 20 landscape beds along Main Street.
CRA Landscape Upgrades & Improvements	Completed & Ongoing	\$143,931	STREETSCAPES – The Alachua CRA prioritizes maintaining aesthetic appeal of the redevelopment district. Landscape upgrades and enhancements throughout the CRA district are a key component of the ongoing streetscapes and beautification program.



Summary: Performance Data - Plan Goals & Objectives

CRA PROJECTS & ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	PLAN GOALS & OBJECTIVES
I-75 Billboards to Promote Tourism in the Downtown Historic District	Completed & Ongoing	\$24,800 (Funded in part by Visit Gainesville, Alachua County)	WAYFINDING & SIGNAGE: Three billboards were redesigned and installed on I-75 – one north and two south of Alachua’s Exit 399. The signage highlights Alachua’s historic downtown and promotes the “Shop, Dine & Stroll” theme to encourage visitation and boost patronage for downtown businesses.
Billboard Apron Advertising to Promote Tourism & Events in the CRA	Completed & Ongoing	\$1,350	MARKETING & EVENTS - The Alachua CRA utilizes I-75 billboard aprons to promote Alachua’s historic downtown and special events within the district. These marketing efforts help increase foot traffic and support local businesses by boosting patronage during events.
Business Façade Grant	Completed & Ongoing	\$6,695	RESTORATION - Two façade grants were awarded in FY 24-25 to Conestogas Restaurant Inc. and Alachua Commercial Properties LLC to support façade improvements to historic buildings located at 14920 and 14910 Main Street.
Theatre Park Refresh Project - Design Oversight & Construction Administration Services	Ongoing	\$5,520	HISTORICAL PRESERVATION - The CRA contracted with Monarch Design Group to provide design oversight and construction administration services for the Theatre Park Refresh Project. The CRA capital project is scheduled for completion in FY 25-26.
Theatre Park Refresh Project - Construction Services	Ongoing	\$390,091 (partially funded by the T-Mobile Hometown Grant)	HISTORICAL PRESERVATION - The CRA contracted with Innovation Square Development Corp. (Trimark Construction) to provide construction services for the Theatre Park Refresh Project. The CRA capital project is scheduled for completion in FY 25-26.
Main Street Lighting Project	Completed & Ongoing	\$10,626	STREETSCAPES – The Alachua CRA approved and allocated funding for various accent lighting options to create year-round displays that illuminate and showcase the downtown area.
Swick House Signage	Completed	\$635	WAYFINDING & SIGNAGE: New, updated signage was installed in front of the historic Swick House.
Swick House Renovation	Completed & Ongoing	1,224	RENOVATION: Restoration efforts began on the historic Swick House. Renovation and enhancements will continue into FY 25-26.



Summary: Performance Data - Plan Goals & Objectives

CRA ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	CRA PLAN GOAL & OBJECTIVES
CRA Streetscape Enhancements	Completed & Ongoing	\$9,802	STREETSCAPES: Activities such as mulching, power washing and tree removal were conducted to improve the overall appearance and functionality of the downtown area.
Towne Centre District – Irrigation replacement	Completed	\$4,164	INFRASTRUCTURE – Outdated and inoperable irrigation equipment was replaced in the CRA’s Towne Centre district to improve the system efficiency and support upcoming landscape enhancement projects.
Towne Centre District - Landscape Makeover on NW 147 Drive	Planning Phase	Estimated Cost \$25,000	STREETSCAPES – A major landscape enhancement and refurbishment project is scheduled for FY 2025–2026 to improve nine landscape beds in the CRA’s Towne Centre District.
Towne Centre District - Irrigation System Installation on NW 147 th Drive	Planning Phase	Estimated Cost \$20,000	INFRASTRUCTURE – The installation of a new irrigation system is scheduled for FY 25-26 to support the landscape enhancement and refurbishment project in the CRA’s Towne Centre District.
Farmer’s Market	Planning Phase		MARKETING & EVENTS; PARKS & OPEN SPACE – CRA supported the reestablishment of the downtown farmers market, spearheaded by the Alachua Business League, by facilitating the location approval, providing staff support and waiving special events permit fees. The new “Market on Main” is scheduled to launch on October 4, 2025.
Levitt AMP Alachua Music Series Sponsor	Planning Phase	\$20,000 FY 25-26 Matching grant by Levitt Foundation for Levitt AMP Alachua Music Series – FY 26-28	EVENTS/PARKS & OPEN SPACE: The Alachua CRA approved matching funds annually for three years (FY 26-28) to sponsor the Levitt AMP Alachua Music Series at Skinner Field, contingent upon selection as a Levitt Music Series grant recipient. (Josh’s Place, applicant; Alachua Business League, partner & organizer).

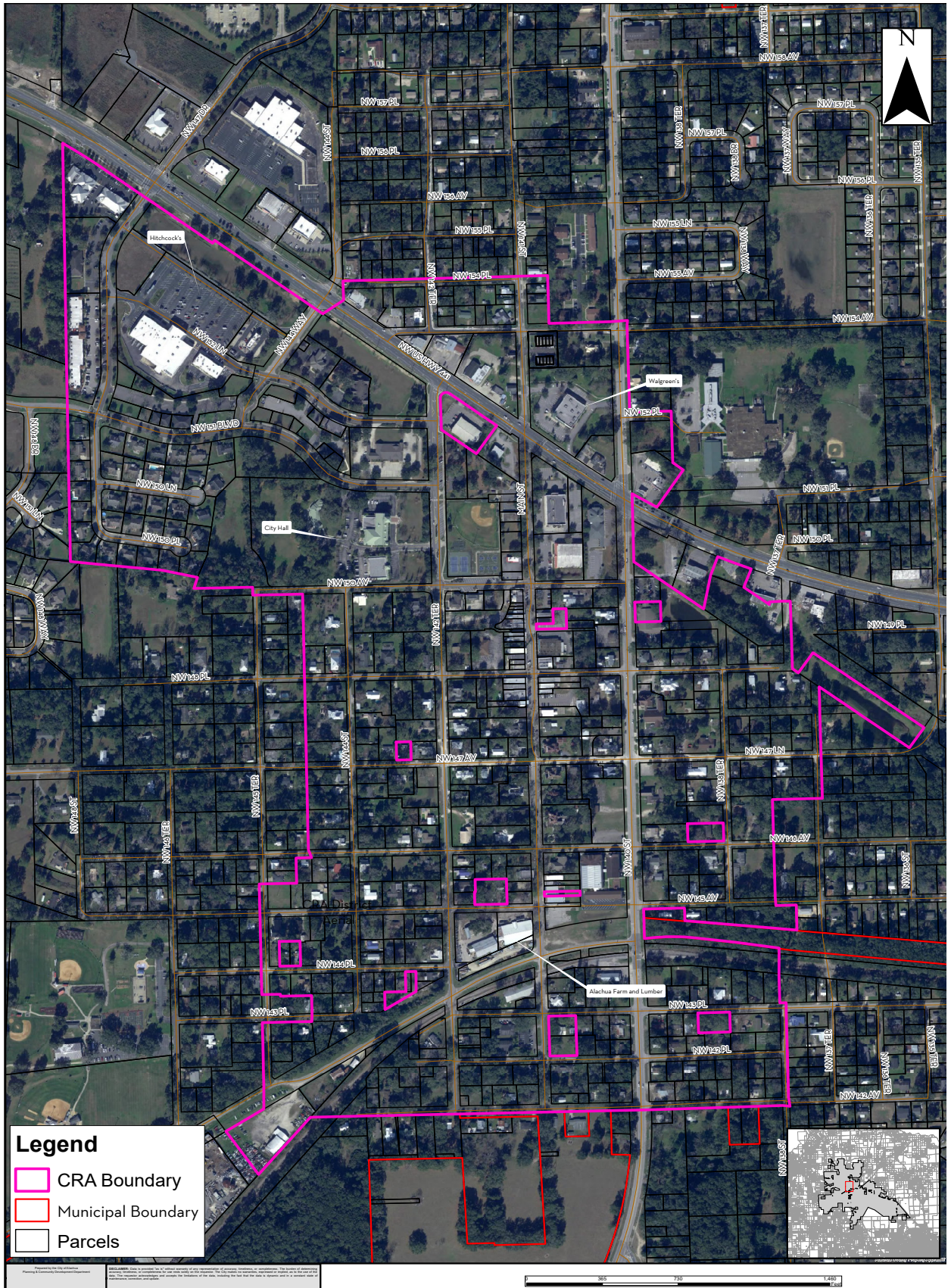


Summary: Performance Data - Plan Goals & Objectives

CRA ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	CRA PLAN GOAL & OBJECTIVES
Holiday & Patriotic Replacement Banners	Completed	\$5,937	WAYFINDING & SIGNAGE: Replacement holiday and patriotic banners were purchased for Downtown and the CRA district, supporting seasonal beautification and enhancing the area's visual appeal.
Public WIFI in Theatre Park	Planning Phase	\$2,303 Funded by the T-Mobile Hometown Grant	INFRASTRUCTURE – Public WIFI will be installed in Theatre Park in FY 25-26 as part of the Theatre Park Refresh Project, enhancing connectivity and overall visitor experience.
Electronic Message Board	Planning Phase	Estimated Cost \$25,000	WAYFINDING & SIGNAGE: An electronic message board has been proposed for installation at the corner of Main Street and US-441 either as a stand-alone feature or integrated into a gateway sign. The message board will help promote special events and programs, arts and cultural offerings, ongoing small-scale events and activities, and downtown businesses.
Gateway Sign Parcel	Planning Phase	\$2,067	WAYFINDING & SIGNAGE: Staff retained a law firm to evaluate the feasibility of securing land rights for a parcel located at the corner of Main Street and US-441 for the potential installation of a gateway sign.
2-Hour Parking Signs	Completed	\$314	WAYFINDING & SIGNAGE: Six two-hour parking signs were installed within city landscape beds across a two-block area of the commercial district to encourage parking turnover. Time-limited parking helps prioritize on-street parking spaces for short-term use.
Street Lamp Poles Replacement	Completed	\$16,705	INFRASTRUCTURE - Three decorative streetlamp replacement poles were installed in prominent locations along Main Street to replace damaged light poles and enhance the corridor's overall appearance.

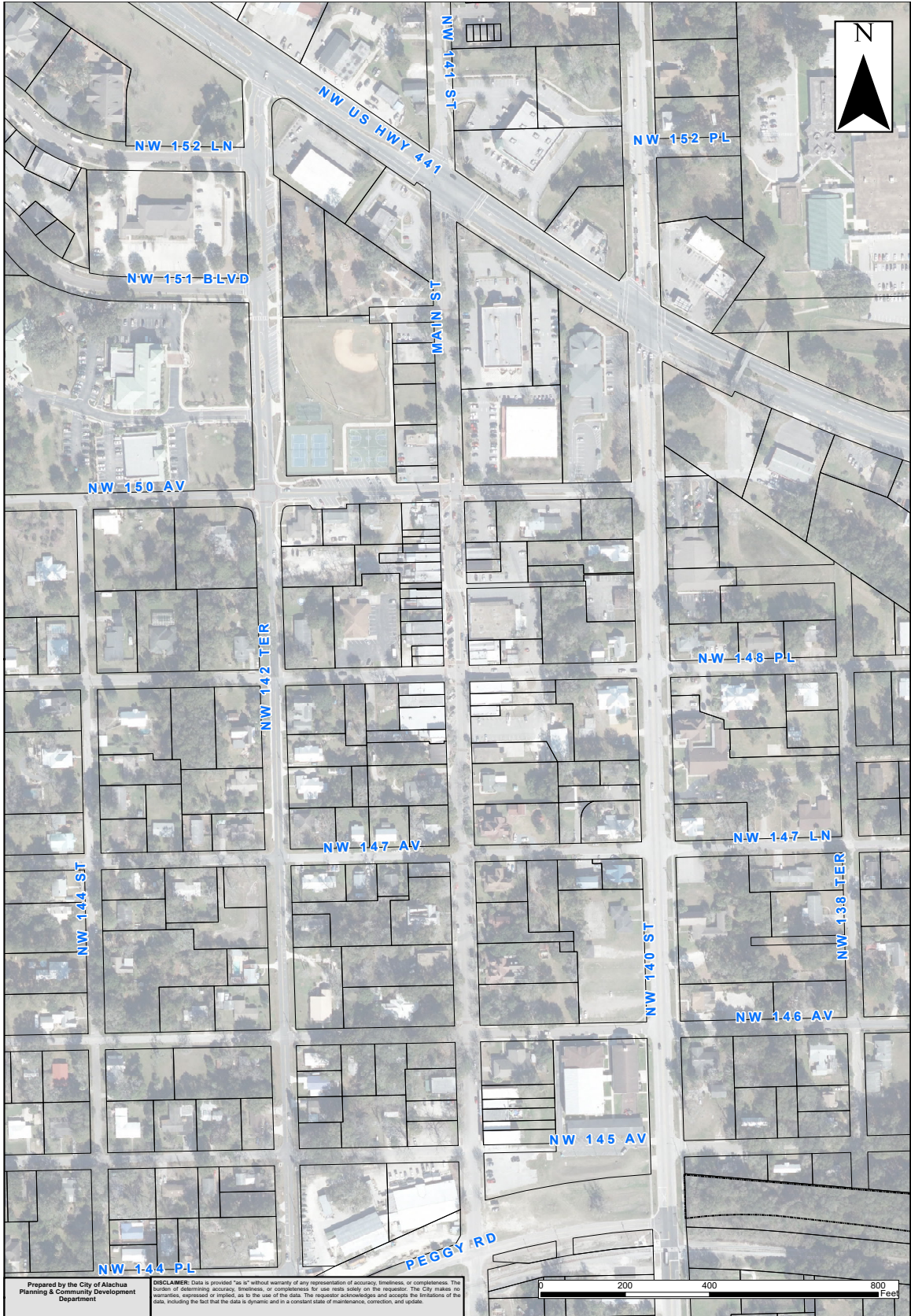


Alachua CRA Map with District Boundary



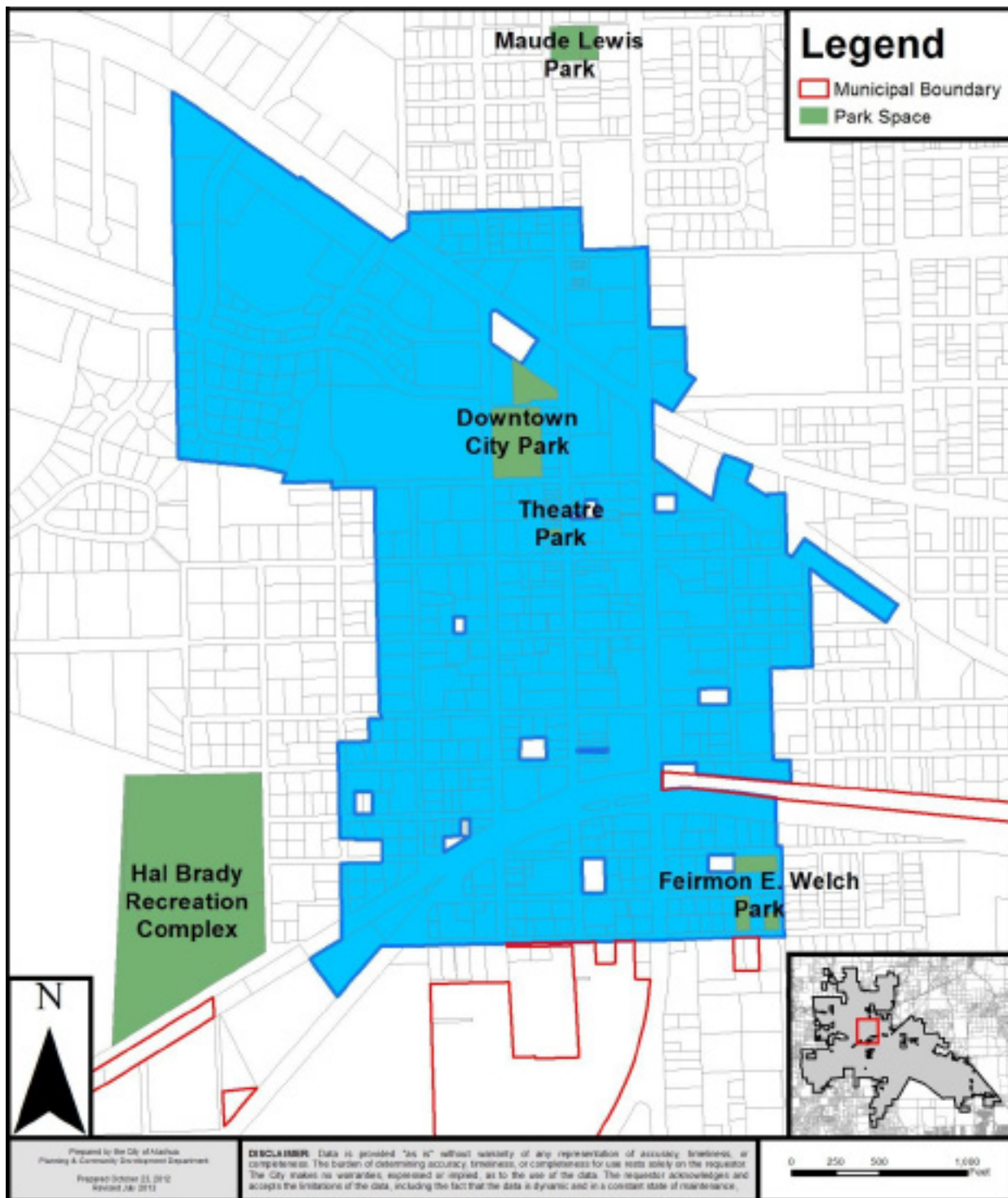


Alachua CRA - Existing Street Layout



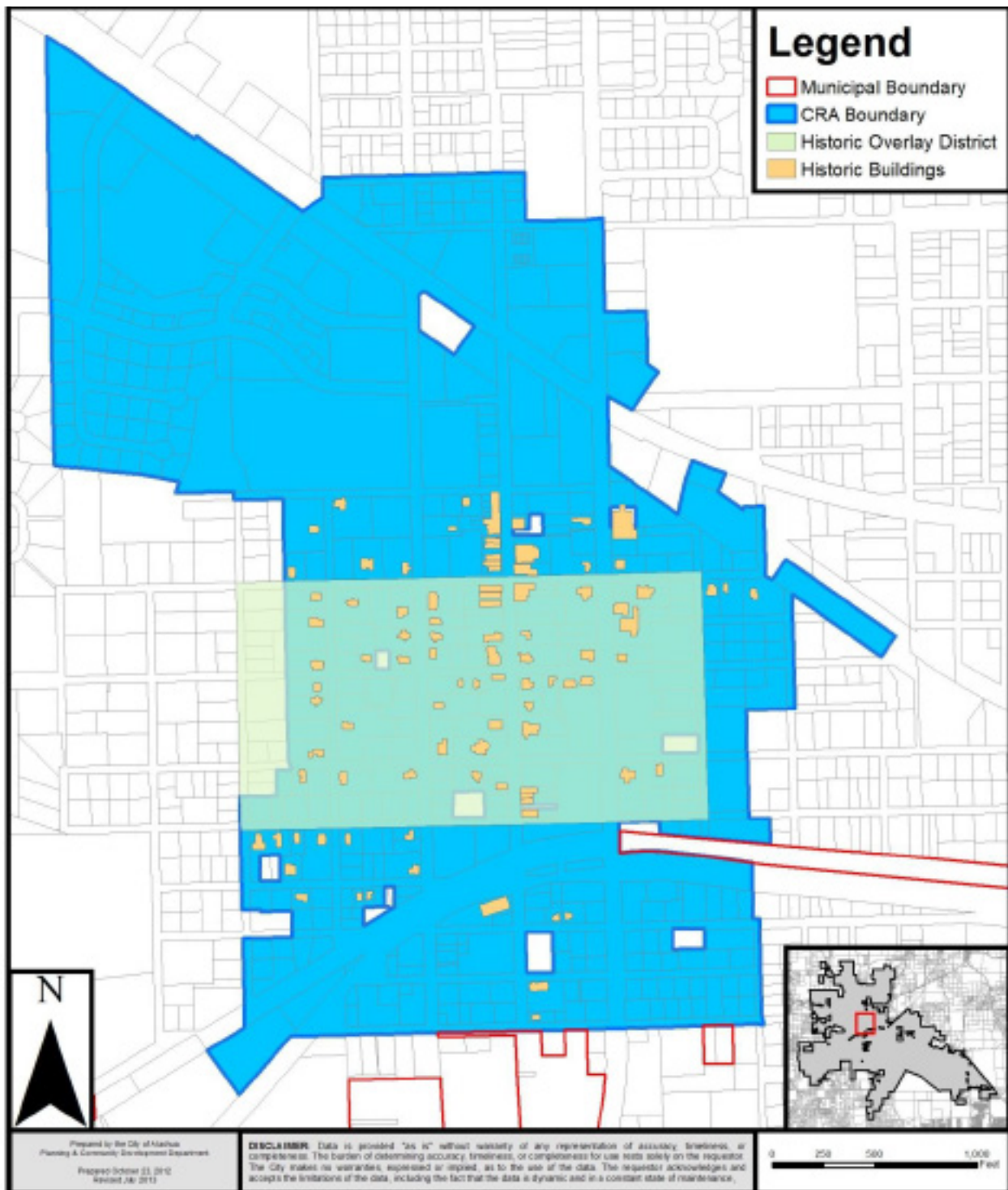


Alachua CRA - Parks & Open Spaces





Historic Overlay District & Historic Buildings



2025

Community Redevelopment Agency
City of Alachua, Florida

Financial Statements and
Independent Auditor's Report

September 30, 2025

PURVIS GRAY
CERTIFIED PUBLIC ACCOUNTANTS

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR’S REPORT
COMMUNITY REDEVELOPMENT AGENCY**

CITY OF ALACHUA, FLORIDA

SEPTEMBER 30, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the CRA, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; 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.

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

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purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

INDEPENDENT AUDITOR'S REPORT

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

INDEPENDENT AUDITOR'S REPORT

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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2026, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Purvis Gray

March 31, 2026
Gainesville, Florida

**ORGANIZATION CHART
SEPTEMBER 30, 2025
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA**

CRA Board:

Walter Welch - Chair

Shirley Green Brown - Vice Chair

Jacob Fletcher - Member

Jennifer Ringersen - Member

Dayna Williams - Member

Rodolfo Valladares - Executive Director

CRA Advisory Board:

Rudy Rothsieden - Chair

Kelly Harris - Vice Chair

Bryan Boukari - Member

Mandy Bucci - Member

Leon Barrows - Member

MANAGEMENT'S DISCUSSION AND ANALYSIS

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

The Management's Discussion and Analysis (MD&A) of the City of Alachua Community Redevelopment Agency (CRA) is intended to provide an overview of the CRA's financial position and results of operations for the fiscal year ended September 30, 2025.

Since the MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements (beginning on page 13), including the accompanying notes, to enhance the understanding of the CRA's financial performance. Please note the CRA provides prior year comparative financial information as required by Governmental Accounting Standards Board (GASB) Statement No. 34.

Financial Highlights

- At September 30, 2025, the CRA had a restricted fund balance of \$595,593 resulting from unspent tax increment financing revenues and an additional non-spendable balance of \$8,121.
- The current year net decrease of \$52,605 in the CRA fund balance was the result of planned expenditures in regards to capital projects that were spent during the fiscal year.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements consist of the following components: (1) government-wide financial statements, (2) fund financial statements, (3) notes to the financial statements, and (4) required supplementary information. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

- The CRA's total net position increased by \$248,904 over the prior reported period. Increased net position was achieved, primarily, as a result of unspent planned expenses related, primarily, to capital projects during the fiscal year.
- The CRA does not currently have long-term debt.
- Total net position of \$3.02 million is comprised of the following:
 1. The \$2.41 million net investment in capital assets includes property and equipment, net of accumulated depreciation.
 2. \$601.1 thousand of net position is restricted by externally imposed constraints such as debt covenants, grantors, laws, regulations, or by enabling legislation.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Government-wide Financial Statements

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

- The *statement of net position* presents information on all of the CRA's assets, liabilities, deferred outflows of resources, and deferred inflows of resources, with the difference between these elements 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 CRA is strengthening or weakening.
- The *statement of activities* presents information showing how the CRA's net position changed during the most recent fiscal year, focusing on both the gross and net costs that are supported by the CRA's general tax increment funding and other revenues, primarily ones intended to recover all or a significant portion of their cost through user fees and charges.

Both of these financial statements distinguish functions of the CRA and are principally supported by tax increment funding that is based on property valuation. The governmental activities of the CRA are intended to rehabilitate, conserve, and redevelop areas within the geographical boundaries of the district.

The government-wide financial statements can be found on pages 13-14 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The CRA only reports as a governmental fund.

- As of September 30, 2025, the CRA's governmental fund reported an ending fund balance of \$603,714, a decrease of \$52,605, in comparison with the prior fiscal year. This was the result of planned expenditures during the fiscal year for capital projects that were preserved from the previous year for future use.
- The governmental fund revenues were \$762,467 or \$112,764 more than the previous fiscal year. The increase in revenues is related to a combination of higher property valuations and a T-Mobile Hometown grant received for the renovation of Theatre Park.

Governmental Funds

Governmental funds essentially account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike 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.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

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 the *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. Because of the different measurement focus (current financial resources versus total economic resources), a reconciliation of the governmental fund Balance Sheet to the government-wide Statement of Net Position and a reconciliation of the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the government-wide Statement of Activities is provided (see pages 16 and 18) to facilitate the comparison between governmental funds and governmental activities. The flow of current financial resources will reflect bond proceeds and inter-fund transfers as other financial sources as well as capital expenditures and bond principal payments as expenditures. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligations (bonds and others) into the Governmental Activities column (in the Government-wide statements).

The CRA reports one (1) individual governmental fund. 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 CRA general fund.

The CRA adopts an annual budget for its general fund. Budgetary comparison schedules have been provided as required supplementary information to demonstrate budgetary compliance. The basic governmental fund statements can be found on pages 15-18 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to fully understand the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 19-22 of this report.

Other Information

In addition to the financial statements and notes, budgetary comparisons can be found on pages 23-24 of this report.

Government-wide Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets exceeded liabilities by \$3,021,024 at the close of the fiscal year ended September 30, 2025.

A portion of the CRA's net position, \$601,150 represents resources subjected to external restrictions on how they may be used.

The largest portion of the CRA's net position (\$2,419,874 or 80.10%) reflects its investment in capital assets (e.g., land, infrastructure, buildings, and equipment), less any related outstanding debt used to acquire those assets. The CRA uses these capital assets to provide services within the district;

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

consequently, these assets are not available for future spending. Albeit the CRA has no outstanding debt at the end of the fiscal year, any of the CRA's investment in its capital assets would be reported net of any related debt since 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.

Reported below is a condensed Statement of Net Position to demonstrate the changes from year to year. For more detailed information, see the Statement of Net Position on page 13.

**Community Redevelopment Agency
City of Alachua, Florida
Statement of Net Position
As of September 30, 2025 and 2024**

	Governmental Activities		Total % Change
	2025	2024	2024-2025
Current Assets and Other Assets	\$ 818,394	\$ 736,744	11.08%
Capital Assets	2,419,874	2,117,688	14.27%
Total Assets	3,238,268	2,854,432	13.45%
Other Liabilities	217,244	82,312	163.93%
Total Liabilities	217,244	82,312	163.93%
Net Position			
Net Investment in Capital Assets	2,419,874	2,117,688	14.27%
Restricted	601,150	654,432	-8.14%
Total Net Position	\$ 3,021,024	\$ 2,772,120	8.98%

Normal Impacts

There are six (6) basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

- Net Results of Activities: will impact (increase/decrease) current assets and liabilities, and unrestricted net position.
- Borrowing of Capital: will increase current assets and long-term debt.
- Spending Borrowed Proceeds on New Capital: will reduce current assets and increase capital assets with a secondary impact being that an increase in invested capital assets, and an increase in related net debt will not change the net investment in capital assets.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

- Spending of Non-Borrowed Current Assets on New Capital: will reduce current assets, increase capital assets, reduce unrestricted net position, and increase net investment in capital assets.
- Principal Payment on Debt: will reduce current assets and long-term debt and increase net investment in capital assets.
- Reduction of Capital Assets through Depreciation: will reduce net investment in capital assets.

**Community Redevelopment Agency
City of Alachua, Florida
Changes in Net Position
As of September 30, 2025 and 2024**

	Governmental Activities		Totals % Change
	2025	2024	2025-2024
Revenues:			
General Revenues:			
Intergovernmental	\$ 679,753	\$ 617,647	10.06%
Other	82,714	32,056	158.03%
Total Revenues	<u>762,467</u>	<u>649,703</u>	17.36%
Expenses:			
Economic Environment	<u>513,563</u>	<u>513,146</u>	0.08%
Total Expenses	<u>513,563</u>	<u>513,146</u>	0.08%
Increase (Decrease) in Net Position	248,904	136,557	82.27%
Net Position - Beginning	<u>2,772,120</u>	<u>2,635,563</u>	5.18%
Net Position - Ending	<u>\$ 3,021,024</u>	<u>\$ 2,772,120</u>	8.98%

Government-wide Net Position

The CRA's total net position at the end of fiscal year 2025 improved by \$248,904 resulting from unspent planned expenditures related to capital projects during the fiscal year.

Governmental Activities

The CRA's net position within governmental activities increased by \$248,904 during fiscal year 2025 due to unspent planned expenses related to capital projects during the fiscal year.

Major changes in revenues were caused by the following:

- For the fiscal year ended September 30, 2025, intergovernmental revenue increased by \$62,106, resulting from higher property valuations over the prior year.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Major changes in expenditures were caused by the following:

- Expenditures for governmental activities experienced a minimal increase of \$417 for fiscal year 2025.

Fund Financial Analysis

The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The primary purpose of the CRA's *governmental fund* is to provide information on near-term inflows, outflows, and balances of *spendable resources*. Such information is useful in assessing the CRA's financing requirements. In particular, *assigned and unassigned fund balance* may serve as a useful measure of a government's net resources, available for spending, at the end of the fiscal year.

As of the end of fiscal year 2025, the CRA's governmental fund reported an ending fund balance of \$603,714, a decrease of \$52,605 in comparison to the prior year.

CRA Budgetary Highlights with Variances

The CRA Budget was adopted at \$1,041,399 for the fiscal year 2025. An additional budget amendment was done for the T-Mobile Hometown grant award of \$50,300, for the renovation of Theatre Park. The final fiscal year 2025 budget was \$1,091,699.

General Fund Actual Results Highlights with Variances

At September 30, 2025, the CRA's General Fund experienced a positive variance between its final operating revenue budget and actual operating revenue in the amount of \$18,751. This was due, primarily, to intergovernmental revenue related to grant reimbursement award for billboard advertising. The CRA's General Fund experienced a positive variance between its final operating expenditure budget and actual operating expenditures of \$276,627. This was primarily due to lower operating and capital expenses than projected.

Capital Asset and Debt Administration

The CRA's capital assets for its governmental activities as of September 30, 2025, totaled \$2.41 million (net of accumulated depreciation), and includes land, buildings, improvements other than buildings, equipment, infrastructure, and construction in progress.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

**Community Redevelopment Agency
City of Alachua, Florida
Capital Assets
As of September 30, 2025 and 2024**

	Governmental Activities		Total % Change
	2025	2024	2024-2025
Land	\$ 108,981	\$ 108,981	0.0%
Buildings	40,658	40,658	0.0%
Improvements Other Than Buildings	2,556,244	2,548,989	0.3%
Furniture, Fixtures, and Equipment	3,602	3,602	0.0%
Construction in Progress	424,203	24,190	1653.6%
Less: Accumulated Depreciation	(713,814)	(608,732)	17.3%
Total Assets	\$ 2,419,874	\$ 2,117,688	14.3%

The CRA continues to focus on expanding the economic growth of the district by maintaining its current infrastructure capabilities.

Major capital asset events during the current fiscal year were primarily related to renovations for Theatre Park. CRA capital expenditures for the fiscal year were \$407,268. This amount was \$220,756 less than the budgeted capital amount of \$628,024.

Additional information on the CRA’s capital assets can be found in Note 3 on page 22 of this report.

Long-term Debt

At the end of fiscal year 2025, the CRA had no outstanding long-term debt.

The CRA, as a component unit of the City of Alachua, shares the same credit rating. The City of Alachua’s credit rating by Moody’s Investor Service was Aa2 for the fiscal year.

Economic Factors and Next Year’s Budgets and Rates

- Fiscal year 2025 tax increment value was based on 1987 overall district property valuation of \$6,295,700.
- Fiscal year 2025 increment revenue was based on City of Alachua and Alachua County millage rates of 5.9500 and 7.618 mills, respectively.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

- The unemployment rate for the Gainesville MSA was 4.5%, which includes the City of Alachua. This is a 28.57% increase from the previous fiscal year's rate of 3.5%.
- The final certified overall value of property within the CRA increased to \$57.7 million, representing an increase of 8.86% from the prior year value of \$53.0 million.
- During the current fiscal year, tax increment revenues totaled \$663,416, representing an increase of 9.89%.
- Next fiscal year increment revenue is based on City of Alachua and Alachua County millage rates of 6.2500 and 7.6000 mills, respectively.

Requests for Information

This financial report is designed to present users with a general overview of the CRA's finances and to demonstrate the CRA's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact Finance and Administrative Services, P.O. Box 9, Alachua, Florida, 32616-0009. Additional information can be found on our website: www.cityofalachua.com.

FINANCIAL STATEMENTS

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Assets

Cash and Cash Equivalents	\$	809,317
Due from Other Governments		956
Inventory		4,961
Prepaid Items		3,160
Capital Assets Not Being Depreciated:		
Land		108,981
Construction in Progress		424,203
Depreciable Capital Assets, Net		1,886,690

Total Assets

3,238,268

Liabilities

Accounts Payable		203,063
Due to City		3,813
Other Accrued Liabilities		10,368

Total Liabilities

217,244

Net Position

Net Investment in Capital Assets		2,419,874
Restricted for Redevelopment Projects		601,150

Total Net Position

\$ 3,021,024

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2025**

	Expenses	Net Revenue (Expense) and Changes in Net Position
Functions		Total Governmental Activities
Governmental Activities:		
Economic Environment	\$ 513,563	\$ (513,563)
Total Governmental Activities	\$ 513,563	(513,563)
General Revenues:		
Tax Increment Revenues		663,416
Intergovernmental Revenue		16,337
Investment and Other Income		82,714
Total General Revenues		762,467
Change in Net Position		248,904
Net Position, Beginning of Year		2,772,120
Net Position, End of Year		\$ 3,021,024

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
BALANCE SHEET
SEPTEMBER 30, 2025**

	General Fund
Assets	
Cash and Cash Equivalents	\$ 809,317
Due from Other Governments	956
Inventory	4,961
Prepaid Items	3,160
Total Assets	818,394
Liabilities and Fund Balance	
Liabilities	
Accounts Payable	203,063
Other Accrued Liabilities	10,368
Due to City	1,249
Total Liabilities	214,680
Fund Balance	
Non-Spendable:	
Prepays	3,160
Inventory	4,961
Restricted for:	
Economic Environment	595,593
Total Fund Balance	603,714
Total Liabilities and Fund Balance	\$ 818,394

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund Balance - Total Governmental Funds	\$	603,714
<p>Capital assets reported for governmental activities are not financial resources and, therefore, are not reported in the governmental funds:</p>		
Cost of Assets		3,133,688
(Accumulated Depreciation)		(713,814)
<p>Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:</p>		
Due to City		(2,564)
Net Position of Governmental Activities	\$	<u>3,021,024</u>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
YEAR ENDED SEPTEMBER 30, 2025**

	General Fund
Revenues	
Tax Increment Revenues	\$ 663,416
Intergovernmental Revenue	16,337
Investment and Other Income	82,714
Total Revenues	762,467
Expenditures	
Economic Environment:	
Personal Services	96,576
Operating Expenses	304,533
Grants and Aid	6,695
Capital Outlay	407,268
(Total Expenditures)	(815,072)
Net Change in Fund Balance	(52,605)
Fund Balance, Beginning of Year	656,319
Fund Balance, End of Year	\$ 603,714

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Net Change in Fund Balance - Total Governmental Funds \$ (52,605)

**Amounts Reported for Governmental Activities in the Statement of
Activities are Different Because:**

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

Expenditures for Capital Assets	407,268
Depreciation Expense	(105,082)

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.

Change in Due to City Liability	(677)
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Change in Net Position of Governmental Activities \$ 248,904

See accompanying notes.

NOTES TO FINANCIAL STATEMENTS

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

In 1982, the Community Redevelopment Agency (the CRA) was established by the City of Alachua, Florida (the City) pursuant to Ordinance 82-5 to carry out the community redevelopment purposes of Florida Statute, Chapter 163. Subsequent amendments were made to the CRA through Ordinances 98-4, 98-24, 99-03, and 13-07. The City Commission serves as the CRA Board and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government of the City.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board is the standard setting body for governmental accounting and financial reporting.

Government-Wide and Fund Financial Statements

The government-wide financial statements report information on all of the governmental activities of the CRA. The government-wide focus is more on the sustainability of the CRA as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. Program revenues include operating and capital grants and contributions.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied for. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

The CRA's operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recognized when due.

Tax increment financing revenue and associated interest with the current fiscal period are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, and then unrestricted resources as they are needed.

The CRA reports the general fund as a major governmental fund. The general fund is used to account for all financial resources received by the CRA. The general fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

Assets, Liabilities, and Net Position

Deposits and Investments: The CRA's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid instruments with original maturities of three months or less from the date of acquisition.

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as qualified public depositories, a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2025.

Capital Assets: Capital assets include land, buildings, and building improvements titled within the designated redevelopment area.

Capital assets titled to the CRA are reported in governmental activities in the government-wide financial statements. The CRA utilizes the City's capitalization policy and capitalizes assets with a cost in excess of \$5,000 and an estimated life greater than one year. Buildings and building improvements are depreciated using the straight-line method over the asset's estimated useful life, which generally consist of a range between 10-50 years. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. 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 but are expensed as incurred.

Nature and Purpose of Fund Balance: In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the CRA Board through an ordinance or resolution are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the CRA Board or the City Manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the general fund.

Unspent tax increment financing revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance represents fund balance that has not been restricted, committed, or assigned to specific purposes within the general fund.

Compensation Costs: The CRA has no employees of its own. Instead, the CRA reimburses the City for the portion of salaries and benefits attributable to CRA activities based on the estimated time spent on those activities as projected during the annual budget process. Any long-term payroll and benefit liabilities, such as compensated absences, other postemployment benefits, or pension liabilities, are reported on the City's financial statements.

Net Position: The government-wide statements utilized a net position presentation. Net investment in capital assets is that portion of net position that relates to the CRA's capital assets reduced by accumulated depreciation. Restricted net position is unspent tax increment financing revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

Use of Estimates: The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Risk Management: The CRA is adequately insured for general liability and directors and officers insurance through the purchase of a commercial insurance policy. The amount of settlements has not exceeded insurance coverage in any of the past three years.

Note 2 - Cash, Cash Equivalents, and Investments

Deposits

At September 30, 2025, the carrying amount of the CRA's cash deposits was \$809,317. All of the City's cash deposits are held in banks that qualify as a public depository under the *Florida Security for Public Deposits Act* (the Act) as required by Chapter 280, Florida Statutes. Under the Act, all qualified 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 pledged level. The pledging level may range from 25% to 125% depending upon the depository's financial condition and

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

establishment period. All collateral must be deposited with an approved financial institution. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are fully insured and collateralized.

Note 3 - Capital Assets

Capital asset activity for the year ended September 30, 2025 follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital Assets Not Being Depreciated:				
Land	\$ 108,981	\$ -	\$ -	\$ 108,981
Construction in Progress	24,190	400,013	-	424,203
Total Capital Assets Not Being Depreciated	<u>133,171</u>	<u>400,013</u>	<u>-</u>	<u>533,184</u>
Capital Assets Being Depreciated:				
Building	40,658	-	-	40,658
Improvements Other Than Buildings	2,548,989	7,255	-	2,556,244
Equipment	3,602	-	-	3,602
Total Capital Assets Being Depreciated	<u>2,593,249</u>	<u>7,255</u>	<u>-</u>	<u>2,600,504</u>
Less Accumulated Depreciation:				
Building	(19,887)	(2,065)	-	(21,952)
Improvements Other Than Buildings	(585,844)	(102,474)	-	(688,318)
Equipment	(3,001)	(543)	-	(3,544)
Total Accumulated Depreciation	<u>(608,732)</u>	<u>(105,082)</u>	<u>-</u>	<u>(713,814)</u>
Total Capital Assets Being Depreciated	<u>1,984,517</u>	<u>(97,827)</u>	<u>-</u>	<u>1,886,690</u>
Total Capital Assets, Net	<u>\$ 2,117,688</u>	<u>\$ 302,186</u>	<u>\$ -</u>	<u>\$ 2,419,874</u>

Depreciation expense in the amount of \$105,082 was charged to the economic environment function in the statement of activities.

Note 4 - Tax-Increment Financing Revenue

The CRA is primarily funded through tax-increment financing revenue. This revenue is computed by applying the operating tax for Alachua County (the County) and the City multiplied by 95% of the increased value of property in the CRA over the base property value. The City and County are required to fund this amount annually without regard to tax collections or other obligations.

**REQUIRED SUPPLEMENTARY INFORMATION
(UNAUDITED)**

REQUIRED SUPPLEMENTARY INFORMATION
COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA
SCHEDULE OF REVENUE, EXPENDITURES, AND CHANGES IN
FUND BALANCES - BUDGET TO ACTUAL (BUDGETARY BASIS) - GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Tax Increment Revenues	\$ 290,929	\$ 290,929	\$ 663,416	\$ 372,487
Intergovernmental Revenue	372,487	372,487	16,337	(356,150)
Miscellaneous	30,000	80,300	82,714	2,414
Total Revenues	<u>693,416</u>	<u>743,716</u>	<u>762,467</u>	<u>18,751</u>
Expenditures				
Economic Environment:				
Personal Services	100,167	100,167	96,576	3,591
Operating Expenses	357,582	328,008	304,533	23,475
Grants and Aid	25,000	15,500	6,695	8,805
Total Economic Environment	<u>482,749</u>	<u>443,675</u>	<u>407,804</u>	<u>35,871</u>
Capital Outlay	538,650	628,024	407,268	220,756
Reserve for Contingency	20,000	20,000	-	20,000
(Total Expenditures)	<u>(1,041,399)</u>	<u>(1,091,699)</u>	<u>(815,072)</u>	<u>276,627</u>
Net Change in Fund Balance	(347,983)	(347,983)	(52,605)	295,378
Fund Balance, Beginning of Year	<u>347,983</u>	<u>347,983</u>	<u>656,319</u>	<u>308,336</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 603,714</u>	<u>\$ 603,714</u>

See note to required supplementary information.

**COMMUNITY REDEVELOPMENT AGENCY
CITY OF ALACHUA, FLORIDA
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2025**

Note 1 - Budgetary Procedures and Budgetary Accounting

The Community Redevelopment Agency (CRA) adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

The CRA's budget is first adopted by the CRA's Board and is then presented to the City of Alachua, Florida (the City) Commission for ratification prior to September 30. The City Commission serves as the CRA and governing board. The CRA receives recommendations from an appointed five-member advisory board.

Budget oversight rests with the Planning and Community Development Department. There was one budget amendment affecting the CRA during the fiscal year.

The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

OTHER REPORTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, 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 and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated March 31, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing the 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 CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA'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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, 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***

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA'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 CRA'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 CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 31, 2026
Gainesville, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

We have examined the Community Redevelopment Agency's (the CRA) compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA 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 non-compliance, 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 31, 2026
Gainesville, Florida

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 163.387(6) AND (7), FLORIDA STATUTES

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

We have examined the Community Redevelopment Agency's (the CRA) compliance with Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA 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 non-compliance, 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with Section 163.387(6) and (7), Florida Statutes, for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 31, 2026
Gainesville, Florida

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MANAGEMENT LETTER

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 31, 2026.

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, 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*; and Independent Accountant's Reports on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in that report, which is dated March 31, 2026, 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. No such findings were noted in the preceding financial audit report.

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 is disclosed in Note 1 of 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 CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
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MANAGEMENT LETTER

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 CRA. It is management's responsibility to monitor the CRA'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 did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the CRA must state whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the CRA's geographical boundaries during the fiscal year under audit. Management affirms the following program administrators operated PACE programs within the CRA's geographic boundaries during the year ended September 30, 2025:

- | | |
|---|--|
| ■ Ygrene Energy Fund Florida LLC
6403 Blue Lagoon Drive
Suite 400
Miami, Florida 33126
Customer.care@ygrene.com
866-634-1358 | ■ Florida PACE Funding Agency
6650 Professional Parkway
Suite 102
Sarasota, Florida 34240
Info@FloridaPACE.gov
850-400-7223 |
|---|--|

Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special agency 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.

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

Unaudited

- The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 0.
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$0.

To the Downtown Redevelopment Trust Board
Community Redevelopment Agency
City of Alachua, Florida

MANAGEMENT LETTER

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as Theater Park, with a total of \$614,031.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$50,300.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not 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, and the Board of Directors and management of the CRA, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 31, 2026
Gainesville, Florida

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