

CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.
AND SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS AND INDEPENDENT AUDITORS' REPORT

December 31, 2022

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of Corporation to Develop Communities of Tampa, Inc. and Subsidiaries (a nonprofit organization) (the "Organization"), which comprise the statement of financial position as of December 31, 2022, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Corporation to Develop Communities of Tampa, Inc. and Subsidiaries as of December 31, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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 Audit Standards*, issued by the Comptroller General of the United States. 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 Corporation to Develop Communities of Tampa, Inc. and Subsidiaries and to meet our other ethical responsibilities with the relevant ethical requirements relating to the 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 these consolidated 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 consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. 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 the 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 Organization'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 Organization'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.

Report on Summarized Comparative Information

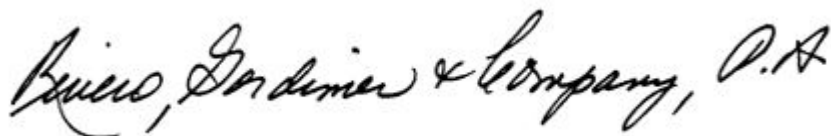
We have previously audited the Organization's 2021 consolidated financial statements, and our report dated April 25, 2022, expressed an unmodified opinion on those consolidated financial statements. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Also, the accompanying Consolidated Statement of Financial Position and the Consolidating Statement of Activities and Changes in Net Assets, are presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidating financial statements or to the consolidating financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 25, 2023 on our consideration of Corporation to Develop Communities of Tampa, Inc. and Subsidiaries' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Corporation to Develop Communities of Tampa, Inc. and Subsidiaries' internal control over financial reporting and compliance.



Tampa, Florida
April 25, 2023

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

December 31, 2022
(With comparative total for December 31, 2021)

	Without donor restrictions	With donor restrictions	Total 2022	Total 2021
ASSETS				
Cash and cash equivalents (notes A4 and A15)	\$ 4,380,798	\$ -	\$ 4,380,798	\$ 2,935,208
Cash whose use is limited (note B)	1,165,076	-	1,165,076	805,756
Accounts receivable, net				
Grants (note A5)	352,013	-	352,013	153,842
Other (note A6)	122,886	-	122,886	92,504
Homes under construction (notes F, G and H)	1,652,348	-	1,652,348	1,341,925
Prepaid expenses and other assets	102,586	-	102,586	39,466
Repairs and maintenance reserve	1,527,664	-	1,527,664	3,000
Funds held for others (note K)	322,268	-	322,268	722,493
Total current assets	9,625,639	-	9,625,639	6,094,194
Buildings, property and equipment, net (notes A7, E and H)	23,511,299	-	23,511,299	9,071,807
Right of use operating lease asset, net (notes A16 and L)	48,839	-	48,839	-
Deposits	25,141	-	25,141	11,622
Loan receivables (note D)	1,105,000	-	1,105,000	905,000
TOTAL ASSETS	\$ 34,315,918	\$ -	\$ 34,315,918	\$ 16,082,623
LIABILITIES AND NET ASSETS				
Current portion of long-term debt (note H)	\$ 72,681	\$ -	\$ 72,681	\$ 67,140
Lines of credit (note I)	100,888	-	100,888	504,973
Accounts payable	85,203	-	85,203	93,848
Construction and retainage payables	25,666	-	25,666	12,778
Accrued liabilities	204,923	-	204,923	158,983
Deferred revenue (notes A8 and J)	1,020,968	-	1,020,968	660,527
Funds held for others (note K)	313,566	-	313,566	689,192
Right of use operating lease liability, current (notes A16 and L)	18,368	-	18,368	-
Total current liabilities	1,842,263	-	1,842,263	2,187,441
Long-term debt (note H)	4,911,919	-	4,911,919	3,348,187
Due to governmental agencies, net (note G)	20,273,804	-	20,273,804	4,137,191
Right of use operating lease liability, net of current portion (notes A16 and L)	32,250	-	32,250	-
Other liabilities (note A9)	91,536	-	91,536	5,920
Total liabilities	27,151,772	-	27,151,772	9,678,739
Net assets	7,164,146	-	7,164,146	6,403,884
TOTAL LIABILITIES AND NET ASSETS	\$ 34,315,918	\$ -	\$ 34,315,918	\$ 16,082,623

The accompanying notes are an integral part of this consolidated statement.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

CONSOLIDATED STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

For the year ended December 31, 2022
(With comparative total for December 31, 2021)

	Without donor restrictions	With donor restrictions	Total 2022	Total 2021
REVENUES AND SUPPORT				
Contributions	\$ 99,511	\$ -	\$ 99,511	\$ 99,461
Federal grants	667,320	-	667,320	1,833,298
State and local grants	1,328,191	-	1,328,191	1,491,408
Private foundation grants	388,285	-	388,285	397,344
Developer revenue, net (note Q)	409,998	-	409,998	421,130
United Way	321,365	-	321,365	181,126
Special events, net (note P)	89,967	-	89,967	72,118
Program service fees	379,682	-	379,682	84,427
Rental related income	799,691	-	799,691	394,956
Loss on sale of assets	(27,640)	-	(27,640)	-
Interest income and other	7,757	-	7,757	17,871
Total revenues and support	4,464,127	-	4,464,127	4,993,139
Net assets released from restrictions	-	-	-	-
Total revenues, support and net assets released from restrictions	4,464,127	-	4,464,127	4,993,139
EXPENSES				
Program services				
Youth family center	620,022	-	620,022	662,437
Workforce center	1,060,129	-	1,060,129	897,435
Real estate/housing development	1,388,194	-	1,388,194	1,365,975
Total program services	3,068,345	-	3,068,345	2,925,847
Support services				
Management and general	460,491	-	460,491	366,510
Fundraising	175,029	-	175,029	80,529
Total support services	635,520	-	635,520	447,039
Total expenses	3,703,865	-	3,703,865	3,372,886
CHANGES IN NET ASSETS	760,262	-	760,262	1,620,253
Net assets at beginning of year	6,403,884	-	6,403,884	4,783,631
Net assets at end of year	\$ 7,164,146	\$ -	\$ 7,164,146	\$ 6,403,884

The accompanying notes are an integral part of this consolidated statement.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended December 31, 2022
(With comparative total for December 31, 2021)

	<u>2022</u>	<u>2021</u>
Cash flows from operating activities		
Change in net assets	\$ 760,262	\$ 1,620,253
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation	273,559	291,062
(Increase) decrease in accounts receivable	(159,054)	475,797
Increase in notes receivable	(200,000)	(905,000)
Increase in homes under construction	(310,423)	(690,632)
(Increase) decrease in prepaid expenses and other assets	(62,730)	8,896
Decrease in funds held for others	24,599	9,752
Decrease in security deposits	(4,480)	(9,967)
Right of use operating asset amortization	15,072	-
Increase in accounts payable and accrued expenses	(115,560)	22,812
Increase (decrease) in deferred revenue	360,441	(259,741)
Increase in deposits payable	85,616	347
Decrease in operating lease payable	(14,789)	-
Total adjustments	<u>(107,749)</u>	<u>(1,056,674)</u>
Net cash (used) provided by operating activities	<u>652,513</u>	<u>563,579</u>
Cash flows from investing activities		
Fixed assets additions	<u>(12,791)</u>	<u>(107,529)</u>
Net cash (used) by investing activities	<u>(12,791)</u>	<u>(107,529)</u>
Cash flows from financing activities		
Proceeds from lines of credit	1,001,395	803,814
Payments on lines of credit	(1,405,480)	(674,306)
Proceeds from long-term debt	1,650,000	350,000
Principal payments on long-term debt	<u>(80,727)</u>	<u>(383,003)</u>
Net cash provided by financing activities	<u>1,165,188</u>	<u>96,505</u>
Net change in cash and cash equivalents	1,804,910	552,555
Cash and cash equivalents at beginning of year	<u>3,740,964</u>	<u>3,188,409</u>
Cash and cash equivalents at end of year	<u>\$ 5,545,874</u>	<u>\$ 3,740,964</u>
Cash and cash equivalents	\$ 4,380,798	\$ 2,935,208
Cash whose use is limited	1,165,076	805,756
Cash and cash equivalents at end of year	<u>\$ 5,545,874</u>	<u>\$ 3,740,964</u>
Supplemental disclosures of cash flow information		
Cash paid during the year		
Interest	<u>\$ 140,071</u>	<u>\$ 169,770</u>
Taxes	<u>\$ -</u>	<u>\$ -</u>
Non cash activities		
Assets acquired under an operating lease	<u>\$ 63,911</u>	<u>\$ -</u>
Assets acquired from Armature Place acquisition, net of cash	<u>\$ 16,422,476</u>	<u>\$ -</u>
Liabilities assumed from Armature Place acquisition	<u>\$ 16,437,385</u>	<u>\$ -</u>

The accompanying notes are an integral part of this consolidated statement.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

For the year ended December 31, 2022
(With comparative total for December 31, 2021)

	Program Services				Support Services			Total 2022	Total 2021
	Youth Family Center	Workforce Center	Real Estate/ Housing Development	Total Program Services	Management and General	Fundraising	Total Support Services		
Salaries and benefits	\$ 341,316	\$ 646,406	\$ 662,418	\$ 1,650,140	\$ 323,698	\$ 154,037	\$ 477,735	\$ 2,127,875	\$ 1,649,012
Advertising and marketing	26,305	19,005	6,284	51,594	8,253	825	9,078	60,672	21,090
Business meetings & food	19,127	21,277	714	41,118	958	77	1,035	42,153	29,060
Repairs and maintenance	-	23,816	72,440	96,256	1,850	113	1,963	98,219	79,066
Materials and supplies	60,847	32,008	49,536	142,391	1,668	142	1,810	144,201	185,253
Insurance	11,328	17,519	55,546	84,393	7,308	731	8,039	92,432	52,947
Memberships and subscriptions	2,846	3,446	1,343	7,635	1,836	184	2,020	9,655	8,319
Licenses and permits	-	2,465	507	2,972	436	-	436	3,408	4,021
Occupancy costs	54,386	131,532	157,019	342,937	40,611	2,722	43,333	386,270	217,392
Postage and shipping	537	605	262	1,404	346	35	381	1,785	2,048
Professional fees	28,411	32,217	19,944	80,572	16,847	1,667	18,514	99,086	118,302
Staff development	4,711	2,754	769	8,234	1,099	110	1,209	9,443	2,464
Participant support	-	16,457	83,248	99,705	-	-	-	99,705	7,751
Owner occupied rehab program	-	-	-	-	-	-	-	-	381,846
Travel	4,457	11,658	1,938	18,053	3,151	137	3,288	21,341	13,421
Predevelopment costs	-	-	23,075	23,075	-	-	-	23,075	23,415
Miscellaneous	14,401	15,144	6,990	36,535	13,695	1,796	15,491	52,026	73,197
Bad debt expense	-	-	18,889	18,889	-	-	-	18,889	43,450
Interest	10,087	10,737	112,089	132,913	6,507	651	7,158	140,071	169,770
Depreciation	41,263	73,083	115,183	229,529	32,228	11,802	44,030	273,559	291,062
Total expenses	\$ 620,022	\$ 1,060,129	\$ 1,388,194	\$ 3,068,345	\$ 460,491	\$ 175,029	\$ 635,520	\$ 3,703,865	\$ 3,372,886

The accompanying notes are an integral part of this consolidated statement.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A brief description of the organization and a summary of its significant accounting policies consistently applied in the preparation of the accompanying consolidated financial statements follow:

1. Description of the Organization

The accompanying consolidated financial statements include the accounts of Corporation to Develop Communities of Tampa, Inc. ("CDC") and its wholly-owned subsidiaries, Columbus Arms, LLC; Tampa Vocational Institute, LLC; FKC CDC GP, LLC; CDCT Gardens, LLC; CDCR Armature; and CDCT 5112 N 22nd Street (collectively referred to as the "Organization").

CDC, a not-for-profit corporation formerly known as Lee Davis Neighborhood Development Corporation, was incorporated on May 15, 1992 in the State of Florida. CDC was formed to raise the economic, educational, and social levels of the residents of Hillsborough County, Florida, including members of the minority community, who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines, to foster and promote community-wide interest and concern for the problems of these residents. CDC also expands opportunities available to these residents to own, manage, and operate business enterprises in economically depressed areas, and to obtain adequate low-cost housing accommodations.

During the year ended December 31, 2007, CDC formed Columbus Arms, LLC ("Columbus Arms"), a Florida limited liability company, with CDC as its sole owner, for the purpose of purchasing and running an apartment complex to provide affordable housing.

During the year ended December 31, 2009, CDC formed FKC CDC GP, LLC ("FKC") a Florida limited liability corporation, with CDC as its sole owner, for the purpose of multifamily affordable housing.

During the year ended December 31, 2011, CDC formed Tampa Vocational Institute, LLC ("TVI"), a Florida limited liability corporation, with CDC as its sole owner, for the purpose of vocational and technical job skills training.

During the year ended December 31, 2016, CDC formed CDCT Gardens, LLC, a Florida limited liability corporation, with CDC as its sole owner, for the purpose of the acquisition, financing, construction, and operation of multifamily affordable housing project.

The consolidated financial statements as of and for the year ended December 31, 2022 include the accounts of CDC, Columbus Arms, FKC, TVI, and CDCT Gardens, LLC after elimination of all intercompany accounts and transactions.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

2. Basis of Presentation

The Organization follows standards of accounting and financial reporting for not-for-profit organizations as described in the American Institute of Certified Public Accountants' *"Industry Guide for Audits of Not-for-Profit Organizations."* Accordingly, the financial statements are prepared on an accrual basis of accounting, which recognizes revenues when earned and expenses when incurred. Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions.

Net assets of the Organization and changes therein are classified and reported as follows:

- With Donor Restriction – Net assets with donor restrictions are net assets subject to donor-imposed stipulations that may be fulfilled by actions of the Organization to meet the stipulations, that may become undesignated by the passage of time, or that require net assets to be permanently maintained, thereby restricting the use of principal.
- Without Donor Restriction – Net assets without donor restrictions are net assets not subject to donor-imposed restrictions or the donor-imposed restrictions have expired. These net assets are available for use at the discretion of the Board of Directors and/or management for general operating purposes.

Revenues are reported as increases in net assets without donor restrictions unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions.

Contributions received and unconditional promises to give are measured at their fair values at the date of contribution and are reported as increases in net assets. The Organization reports gifts of cash and other assets as restricted support if they are designated for future periods. Donor restricted net assets are reclassified to net assets without donor restriction when the restriction expires. Accordingly, the financial statements classify all net assets without donor restriction except those that involve a donor restriction which are classified as with donor restriction.

3. Liquidity

Assets and liabilities are presented in the accompanying statement of financial position according to their nearness of conversion to cash and, their maturity and resulting use of cash, respectively. See note C for more information on liquidity and availability of assets.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

4. Cash and Cash Equivalents

Cash equivalents consist of highly liquid short-term money market instruments with a maturity of three months or less when purchased. Cash whose use is limited consists of cash and cash equivalents reserved for a specific purpose on the consolidated statements of financial position. This includes restricted cash received with restrictions imposed by donors (but not yet spent) for a specific purpose and reserves required by underlying agreements. See Note B for more information on cash whose use is limited.

5. Grants Receivable

The Organization receives support from various federal, state, and local grants. None of the amounts receivable at December 31, 2022 are deemed to be uncollectible. Therefore, no provisions for uncollectible amounts have been made in the accompanying consolidated financial statements.

6. Accounts Receivable

Accounts receivable consist of amounts owed to the Organization for commercial and residential property rental and program service fees. Accounts receivable includes an allowance for doubtful accounts of \$86,465 related to property rental for the year ended December 31, 2022. The Organization considers the net accounts receivable to be fully collectible.

7. Property and Equipment

Property and equipment are recorded at cost, or if donated, at fair market value at the date of donation. The Organization capitalizes property and equipment additions in excess of \$1,000. Depreciation is computed on the straight-line method over the estimated useful lives of the related assets. Estimated service lives for the Organization's property and equipment range from three to forty years.

Maintenance, repairs and minor renewals are expensed in the year the expense is incurred. Additions, improvements and major renewals are capitalized.

The cost of assets retired or sold, together with the related accumulated depreciation, is removed from the accounts, and any gain or loss is included in operations in the year of disposal.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Property and equipment acquired by the Organization are considered to be owned by the Organization. However, various funding sources ("agencies") maintain an equitable interest in the property and equipment purchased, in whole or part, under a contract funded by the agencies. The agencies have a right to require transfer of the property and equipment (including title) to the agencies upon contract termination for property and equipment having an acquisition cost of \$500 or more.

8. Deferred Revenue

Deferred revenue consists of governmental and private grant funds received in advance of the Organization providing the stipulated service. The Organization recognizes income in the period that the contracted service is performed.

9. Other Liabilities

The Organization leases building space and apartment units to local businesses and individuals for a monthly fee. Security deposits were acquired upon initial lease agreements and will be held, without liability for interest, as security for rental payments. These deposits shall be returned upon expiration of the lease if tenants are not in default of agreements.

10. Donated Goods and Services

Donations of in-kind items used by the Organization are recorded as contributions and as assets or expenses to the extent that an objective basis is available to measure the value of such items. The Organization had no donated goods for the year ended December 31, 2022.

Contributed services are recorded as contributions and as assets or expenses at their fair value, to the extent they create or enhance nonfinancial assets or require specialized skills, are provided by individuals or organizations possessing these skills, and would typically need to be purchased if not provided by donations. The Organization had no contributed services for the year ended December 31, 2022.

A substantial number of volunteers have contributed a significant amount of time and services to the Organization's program, management and general fundraising activities. However, these services have not been recognized in the consolidated financial statements since they do not meet the requirements of Financial Accounting Standards Board Accounting Standards Codification (FASB ASC) 958-605.

11. Advertising

Advertising costs are charged to operations when the cost is incurred. Total advertising costs was \$60,672 for the year ended December 31, 2022.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT
ACCOUNTING POLICIES - Continued

12. Functional Allocation of Expenses

The statement of functional expenses presents expenses by function and natural classification. Expenses directly attributable to a specific functional area of the Organization are reported as expenses of those functional areas. Expenses that benefit multiple functional areas have been allocated across programs, general and administrative, and fundraising expenses based on the proportion of employee time involved.

13. Income Taxes

Income taxes are not provided for in the consolidated financial statements since the Organization is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code and similar state provisions. The Organization has been determined by the Internal Revenue Service not to be a private foundation within the meaning of Section 509(a) of the Internal Revenue Code. Management is not aware of any activities that would jeopardize the Organization's tax exempt status.

The Organization is not aware of any tax positions it has taken that are subject to a significant degree of uncertainty. Tax years after 2019 remain subject to examination by federal and state taxing authorities.

Columbus Arms, LLC, Tampa Vocational Institute, LLC, FKC CDC GP, LLC, and CDCT Gardens are single member limited liability corporations and are disregarded entities for tax reporting purposes. All of their net income or loss is passed through to CDC in fulfillment of its mission.

14. Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

15. Concentrations of Credit Risk

Financial instruments that potentially subject the Organization to concentrations of credit risk consist of cash and cash equivalents. The Organization manages this risk through the use of high credit worthy financial institutions. Interest bearing and non-interest bearing accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per depositor at each financial institution. Occasionally, deposits exceed amounts insured by the FDIC. The company has not experienced any losses from its deposits.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries
 NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT
 ACCOUNTING POLICIES - Continued

16. New Accounting Standards

Effective December 31, 2022 the Organization adopted Accounting Standards Update (ASU) 2016-02, *Leases (Topic 842)* and related subsequent amendments. The guidance in this ASU supersedes the lease guidance in Topic 840, *Leases*. Under the new guidance, lessees are required to recognize lease assets and lease liabilities on the statement of financial position for all leases with terms longer than 12 months. Leases will be classified as either financing or operating, with classification affecting the pattern of expense recognition in the statement of activities. A modified retrospective transition approach is required for lessees for capital and operating leases at, or entered into after, the beginning of the earliest comparative period presented in the financial statements, with certain practical expedients available. There was no cumulative effect of applying the new standard and accordingly there was no adjustment to the Organization's net assets upon adoption. The comparative information presented has not been restated and continues to be reported under the accounting standards in effect for those periods.

NOTE B - CASH WHOSE USE IS LIMITED

The Organization has received cash for use on grants and real estate projects. Cash whose use is limited consisted of the following at December 31, 2022:

Gardens at Diana Point - Real Estate Project	\$ 94,108
Strategic Initiatives	207,425
Youth Programs	56,469
Workforce Programs	326,733
Asset Management	25,508
Real Estate Capacity	404,833
Real Estate Improvements	<u>50,000</u>
	<u>\$ 1,165,076</u>

NOTE C - LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statements of financial position sheet date, comprise the following at December 31, 2022:

Cash and cash equivalents	\$ 4,380,798
Accounts receivable	<u>474,899</u>
Total financial assets available for general expenses within one year	<u>\$ 4,855,697</u>

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE C - LIQUIDITY AND AVAILABILITY OF RESOURCES - Continued

The Organization maintains a policy of structuring its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

The Organization's Board of Directors has the ability to designate net assets without donor restrictions that could be made available for current operations if necessary. As of the year ended December 31, 2022, the Board has not elected to designate any of these net assets.

NOTE D - LOAN RECEIVABLE

During 2021, the Organization entered into a loan agreement with a borrower in the amount of \$905,000 with a 0.5% interest rate. The purpose of this agreement is for the construction of a grocery store in Tampa, Florida. This note will be repaid to the Organization in two installments, the first being a principal payment of \$350,000 and accrued interest upon refinancing or 5 years from the original loan date, whichever occurs first and the second installment payment will be the remaining principal balance plus accrued interest due 10 years from the original loan date. This note bears a maturity date of March 2031.

During 2022, the Organization entered into four loan agreements with a borrower in the amount of \$50,000 each with a 0.0% interest rate. The purpose of these agreements is for the construction of houses in Sarasota, Florida. The notes will be repaid to the Organization when the properties are fully constructed and sold to a third party, or on May 30, 2023.

NOTE E - PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at December 31, 2022:

Land and improvements	\$ 1,063,604
Buildings and improvements	24,381,275
Furniture and equipment	<u>352,806</u>
	25,797,685
Less accumulated depreciation	<u>(2,286,386)</u>
	<u><u>\$ 23,511,299</u></u>

Depreciation expense was \$273,559 for the year ended December 31, 2022.

NOTE F - FAIR VALUE MEASUREMENTS

The Organization adopted Statement of FASB ASC 820-10, "Fair Value Measurements." ASC 820-10 establishes a framework for using fair value to measure assets and liabilities and defines fair value as the price that would be received to sell an asset or paid to transfer a liability (an exit price) as opposed to the price that would be paid to acquire the asset or received to assume the liability (an entry price).

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE F - FAIR VALUE MEASUREMENTS - Continued

Under ASC 820-10, a fair value measure should reflect the assumptions that market participants would use in pricing the asset or liability, including the assumptions about the risk inherent in a particular valuation technique, the effect of a restriction on the sale or use of an asset and the risk of nonperformance. ASC 820-10 requires disclosures that stratify the statement of financial position amounts measured at fair value based on inputs used to derive fair value measurements. These strata include:

- Level 1 inputs, where the valuation is based on quoted market prices for identical assets or liabilities traded in active markets (which include exchanges and over-the-counter markets with sufficient volume),
- Level 2 inputs, where the valuation is based on quoted market prices for similar instruments traded in active markets, quoted prices for identical or similar instruments in markets that are not active and model-based valuation techniques for which all significant assumptions are observable in the market, and
- Level 3 inputs, where the valuation is generated from model-based techniques that use significant assumptions not observable in the market, but observable based on fund-specific data. These unobservable assumptions reflect estimates or assumptions that market participants would use in pricing the asset or liability.

Valuation techniques typically include option pricing models, discounted cash flow models and similar techniques, but may also include the use of market prices of assets or liabilities that are not directly comparable to the subject asset or liability.

The following table presents financial assets measured at fair value on a recurring basis as of December 31, 2022:

	<u>Fair Value</u>	<u>Level 1 Inputs</u>	<u>Level 2 Inputs</u>	<u>Level 3 Inputs</u>
Homes under construction	<u>\$ 1,652,348</u>	<u>\$ -</u>	<u>\$ 1,652,348</u>	<u>\$ -</u>

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE G - DUE TO GOVERNMENTAL AGENCIES

Due to governmental agencies consisted of the following at December 31, 2022:

Note payable to Hillsborough County not to exceed \$2,223,055, no interest, collateralized by land, principal due at maturity on April 30, 2048	\$ 2,223,055
Note payable to Hillsborough County not to exceed \$1,914,136, no interest, collateralized by land, principal due at maturity on January 31, 2050	1,914,136
Note payable to Hillsborough County not to exceed \$16,224,664, no interest, collateralized by property, forgiven if the property continues to be used for its intended purpose through 2054	<u>16,224,664</u>
	20,361,855
Amortization and debt issuance costs	<u>(88,051)</u>
	<u><u>\$ 20,273,804</u></u>

NOTE H - LONG-TERM DEBT

Long-term consisted of the following at December 31, 2022:

Note payable in the amount of \$1,000,000 for an initial term loan of ten years with a twenty five year amortization payment schedule. This loan was reamortized during 2016 to a fixed rate of 4.0%, monthly principal and interest payments of \$5,343, due June 30, 2024, secured by real estate.	\$ 787,970
On July 1, 2020 the line of credit converted to a \$2,300,000 permanent mortgage. Note was reamortized during 2022 to a fixed rate of 5.0%, monthly principal and interest payments of \$13,350, due June 1, 2024, secured by real property.	2,196,630
Note payable for the purchase of property in the amount of \$350,000 with a 24 month interest only period followed by a 15 year amortized loan with a fixed 6.5% rate and principal payments of \$3,067 followed by a balloon payment, secured by real property.	350,000

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE H - LONG-TERM DEBT - Continued

Note payable for the purchase of property in the amount of \$1,650,000, no interest, with a balloon payment on December 14, 2024.

	<u>1,650,000</u>
	4,984,600
Less current portion	<u>(72,681)</u>
	<u>\$ 4,911,919</u>

Annual maturities on long-term debt are as follows:

Year ending December 31,

2023	\$ 72,681
2024	2,458,212
2025	56,676
2026	59,930
2027	61,847
Thereafter	<u>2,275,254</u>
	<u>\$ 4,984,600</u>

NOTE I - LINES OF CREDIT

The Organization obtained a \$1,000,000 revolving line of credit from Neighborworks Capital Corporation for construction or rehabilitation of single family homes. The line of credit bears interest at the fixed rate of 5.75%, with maturity date of June 1, 2023. The line of credit had no outstanding balance at December 31, 2022.

The Organization obtained a line of credit from a commercial bank that allows the Organization to borrow up to \$2,000,000 for construction and/or rehabilitation of single family residences. Interest is accrued monthly and is payable upon sale of a single family home at prime with a floor of 5.00%, subject to annual renewal. The line of credit is secured by land and improvements of each single family residence. The line of credit had no outstanding balance at December 31, 2022.

The Organization obtained a line of credit from a commercial bank that allows the Organization to borrow up to \$400,000 for construction of six residential homes. During 2021, this line of credit increased to \$650,000 with a maturity date of February 23, 2023. The line is subject to interest only payments at the Wall Street Journal prime rate (4.25% at December 31, 2022) plus one half percent. Each advance under the line of credit matures twelve months from date of the advance. The line of credit had an outstanding balance of \$49,161 at December 31, 2022.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE I - LINES OF CREDIT - Continued

The Organization obtained a line of credit from a commercial bank that allows the Organization to borrow up to \$1,500,000 for construction of single family residences. Interest is accrued monthly at a rate of prime plus 1.00% with a floor of 3.25%. The line of credit matures on December 17, 2023 and had an outstanding balance of \$51,727 at December 31, 2022.

NOTE J - DEFERRED REVENUE

Deferred revenue consisted of the following at December 31, 2022:

Youth Programs	\$ 56,469
Workforce Programs	326,733
Strategic Initiatives	207,425
Asset Management	25,508
Real Estate	<u>404,833</u>
	<u>\$ 1,020,968</u>

NOTE K - FUNDS HELD FOR OTHERS

The Organization is a fiscal agent for Safe and Sound Hillsborough funds. Funds held in a separate checking account for the Safe and Sound Program totaled \$322,268 at December 31, 2022 with a corresponding liability of \$308,481. The Organization also has scholarships funds held for others in the amount of \$5,085.

NOTE L - LEASES

The Organization leases equipment and training space under noncancelable operating leases. In accordance with ASC 842, *Leases*, the Organization recorded a right of use operating asset of \$48,839 and operating lease payable of \$50,618, which is the net present value of future minimum lease payments at the time the accounting standard was implemented using a rate of 8%. In addition, the Organization has elected to apply the short-term lease exception of all leases with a term of one year or less.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE L - LEASES - Continued

The approximate future minimum lease payments, by year and in aggregate, under the noncancelable operating lease consist of the following:

<u>Year ending December 31,</u>		
2023	\$	19,800
2024		18,400
2025		<u>16,600</u>
Total future payments		54,800
Less interest		<u>(6,011)</u>
Operating lease liability	\$	<u><u>48,789</u></u>

NOTE M - EMPLOYEE RETIREMENT BENEFIT PLAN

The Organization participates in a 403(b) retirement plan that covers all employees except on-call and seasonal employees. For each eligible employee covered under the plan, the employer contributes a base contribution of 3% of the employee’s eligible wages and up to an additional 2% match for those contributing to the plan. In order to be eligible for employer contributions, the employee must complete one year of service and 1000 hours of service during the first twelve-month period. Additionally, the Organization has a discretionary nonqualified retirement plan. Retirement plan expense was approximately \$59,500 for the year ended December 31, 2022.

NOTE N - ECONOMIC DEPENDENCY

The Organization receives funding from federal, state and local grants. The availability and funding of such grants are subject to change with little or no advance notice.

NOTE O - NEIGHBORWORKS AMERICA GRANTS

The following NeighborWorks America (“NWA”) grants were in effect during the year ended December 31, 2022:

Unrestricted Support

The Organization recognized unrestricted support through several discretionary grant funds. The Organization expended \$336,332 during the year ended December 31, 2022.

Permanently Restricted Support

As of December 31, 2022, there are no Permanent Restrictions on the Organization’s Consolidated Statement of Financial Position.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE P - SPECIAL EVENTS, NET

The Organization conducted a special event during the year ended December 31, 2022 to benefit the Organization. Net special events revenue consisted of the following at December 31, 2022:

Event revenue	\$ 181,652
Direct expenses	<u>91,685</u>
Net proceeds from special events	<u><u>\$ 89,967</u></u>

NOTE Q - DEVELOPER REVENUE, NET

The Organization developed single family homes in East Tampa. During year ended December 31, 2022, the Organization sold \$1,962,511 of real estate with a cost of \$1,552,513 for net profit/developer fees of \$409,998.

NOTE R - CONTINGENCIES

Federal, state and local grant programs are subject to financial and compliance audits by grantor agencies which, if instances of material noncompliance are found, may result in disallowed expenditures and affect the Organization's continued participation in specific programs. The amounts, if any, of expenditures which may be disallowed by the grantor agencies cannot be determined at this time, although the Organization expects such amounts, if any, to be immaterial.

NOTE S - SUBSEQUENT EVENTS

The Organization has evaluated events and transactions occurring subsequent to December 31, 2022 as of April 25, 2023 which is the date the consolidated financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

CONSOLIDATING STATEMENT OF FINANCIAL POSITION

December 31, 2022

	Corporation to Develop Communities of Tampa, Inc.	Tampa Vocational Institute, LLC	Columbus Arms, LLC	FKC CDC GP, LLC	CDCT Gardens, LLC	CDCT Armature Place	CDCT 5112 N 22nd Street	Eliminations	Total
ASSETS									
Cash and cash equivalents	\$ 3,913,220	\$ 14,632	\$ -	\$ 190,500	\$ 86,225	\$ 176,221	\$ -	\$ -	\$ 4,380,798
Cash whose use is limited	1,070,968	-	-	-	94,108	-	-	-	1,165,076
Accounts receivable									
Grants	352,013	-	-	-	-	-	-	-	352,013
Other	-	-	-	-	54,763	68,123	-	-	122,886
Homes under construction	1,652,348	-	-	-	-	-	-	-	1,652,348
Prepaid expenses and other assets	35,647	-	-	-	10,093	47,216	9,630	-	102,586
Repairs and maintenance reserve	-	-	-	-	-	1,527,664	-	-	1,527,664
Funds held for others	322,268	-	-	-	-	-	-	-	322,268
Total current assets	7,346,464	14,632	-	190,500	245,189	1,819,224	9,630	-	9,625,639
Buildings, property, and equipment, net	2,012,503	-	-	-	6,777,953	14,720,843	-	-	23,511,299
Right of use operating lease asset, net	48,839	-	-	-	-	-	-	-	48,839
Accounts receivable - subsidiaries	1,213,144	-	-	-	-	-	-	(1,213,144)	-
Deposits	16,102	-	-	-	-	9,039	-	-	25,141
Loan receivables	1,105,000	-	-	-	-	-	-	-	1,105,000
TOTAL ASSETS	\$ 11,742,052	\$ 14,632	\$ -	\$ 190,500	\$ 7,023,142	\$ 16,549,106	\$ 9,630	\$ (1,213,144)	\$ 34,315,918

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries
CONSOLIDATING STATEMENT OF FINANCIAL POSITION - CONTINUED

December 31, 2022

	Corporation to Develop Communities of Tampa, Inc.	Tampa Vocational Institute, LLC	Columbus Arms, LLC	FKC CDC GP, LLC	CDCT Gardens, LLC	CDCT Armature Place	CDCT 5112 N 22nd Street	Eliminations	Total
LIABILITIES AND NET ASSETS									
Current portion of long-term debt	\$ 44,260	\$ -	\$ -	\$ -	\$ 28,421	\$ -	\$ -	\$ -	\$ 72,681
Lines of credit	100,888	-	-	-	-	-	-	-	100,888
Accounts payable	46,449	-	-	-	165	38,589	-	-	85,203
Construction and retainage payables	25,666	-	-	-	-	-	-	-	25,666
Accrued liabilities	109,361	-	-	-	-	95,562	-	-	204,923
Deferred revenue	1,020,968	-	-	-	-	-	-	-	1,020,968
Funds held for others	313,566	-	-	-	-	-	-	-	313,566
Right of use operating lease liability	18,368	-	-	-	-	-	-	-	18,368
Total current liabilities	<u>1,679,526</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,586</u>	<u>134,151</u>	<u>-</u>	<u>-</u>	<u>1,842,263</u>
Long-term debt	<u>2,750,376</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,161,543</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,911,919</u>
Due to governmental agencies	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,137,191</u>	<u>16,136,613</u>	<u>-</u>	<u>-</u>	<u>20,273,804</u>
Right of use operating lease liability, net of current portion	<u>32,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,250</u>
Other liabilities	<u>91,536</u>	<u>-</u>	<u>20,496</u>	<u>74,306</u>	<u>1,075,073</u>	<u>32,764</u>	<u>10,505</u>	<u>(1,213,144)</u>	<u>91,536</u>
Total liabilities	<u>4,553,688</u>	<u>-</u>	<u>20,496</u>	<u>74,306</u>	<u>7,402,393</u>	<u>16,303,528</u>	<u>10,505</u>	<u>(1,213,144)</u>	<u>27,151,772</u>
Net assets	<u>7,188,364</u>	<u>14,632</u>	<u>(20,496)</u>	<u>116,194</u>	<u>(379,251)</u>	<u>245,578</u>	<u>(875)</u>	<u>-</u>	<u>7,164,146</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 11,742,052</u>	<u>\$ 14,632</u>	<u>\$ -</u>	<u>\$ 190,500</u>	<u>\$ 7,023,142</u>	<u>\$ 16,549,106</u>	<u>\$ 9,630</u>	<u>\$ (1,213,144)</u>	<u>34,315,918</u>

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

CONSOLIDATING STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS

For the year ended December 31, 2022

	Corporation to Develop Communities of Tampa, Inc.	Tampa Vocational Institute, LLC	Columbus Arms, LLC	FKC CDC GP, LLC	CDCT Gardens, LLC	CDCT Armature Place	CDCT 5112 N 22nd Street	Eliminations	Total
REVENUES AND SUPPORT									
Contributions	\$ 99,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,511
Federal grants	667,320	-	-	-	-	-	-	-	667,320
State and local grants	1,328,191	-	-	-	-	-	-	-	1,328,191
Private foundation grants	388,285	-	-	-	-	-	-	-	388,285
Developer revenue, net	378,948	-	-	31,050	-	-	-	-	409,998
United Way	321,365	-	-	-	-	-	-	-	321,365
Special events, net	89,967	-	-	-	-	-	-	-	89,967
Program service fees	379,682	-	-	-	-	-	-	-	379,682
Rental related income	164,311	-	-	-	301,236	334,144	-	-	799,691
Loss on sale of assets	(27,640)	-	-	-	-	-	-	-	(27,640)
Interest income and other	6,845	-	-	-	912	-	-	-	7,757
Total revenues and support	<u>3,796,785</u>	<u>-</u>	<u>-</u>	<u>31,050</u>	<u>302,148</u>	<u>334,144</u>	<u>-</u>	<u>-</u>	<u>4,464,127</u>
EXPENSES									
Program services									
Youth family center	620,022	-	-	-	-	-	-	-	620,022
Workforce center	1,057,248	2,881	-	-	-	-	-	-	1,060,129
Real estate/housing development	747,537	-	-	139	458,853	180,790	875	-	1,388,194
Total program services	<u>2,424,807</u>	<u>2,881</u>	<u>-</u>	<u>139</u>	<u>458,853</u>	<u>180,790</u>	<u>875</u>	<u>-</u>	<u>3,068,345</u>
Support services									
Management and general	460,491	-	-	-	-	-	-	-	460,491
Fundraising	175,029	-	-	-	-	-	-	-	175,029
Total support services	<u>635,520</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>635,520</u>
Total expenses	<u>3,060,327</u>	<u>2,881</u>	<u>-</u>	<u>139</u>	<u>458,853</u>	<u>180,790</u>	<u>875</u>	<u>-</u>	<u>3,703,865</u>
CHANGES IN NET ASSETS	<u>\$ 736,458</u>	<u>\$ (2,881)</u>	<u>\$ -</u>	<u>\$ 30,911</u>	<u>\$ (156,705)</u>	<u>\$ 153,354</u>	<u>\$ (875)</u>	<u>\$ -</u>	<u>\$ 760,262</u>

COMPLIANCE REPORT



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

Board of Directors
Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

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 Corporation to Develop Communities of Tampa, Inc. (a nonprofit organization) and Subsidiaries (the "Organization"), which comprise the consolidated statement of financial position as of December 31, 2022, and the related consolidated statements of activities and changes in net assets, cash flows, and functional expenses for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated April 25, 2023.

Report on Internal Control Over Financial Reporting

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



Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Corporation to Develop Communities of Tampa, Inc. and Subsidiaries' consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

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 Organization'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 Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Bruce, Gardner & Company, P.A." The signature is written in a cursive, flowing style.

Tampa, Florida
April 25, 2023



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
FOR EACH MAJOR FEDERAL PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE REQUIRED
BY THE UNIFORM GUIDANCE**

Board of Directors
Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

**Report on Compliance for Each Major Federal Program
*Opinion on Each Major Federal Program***

We have audited Corporation to Develop Communities of Tampa, Inc. and Subsidiaries' (the "Organization") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Organization's major federal programs for the year ended December 31, 2022. The Organization's major federal programs are identified in the summary of auditors' results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the Organization complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Organization's compliance with the compliance requirements referred to above.



Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Organization's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Organization's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

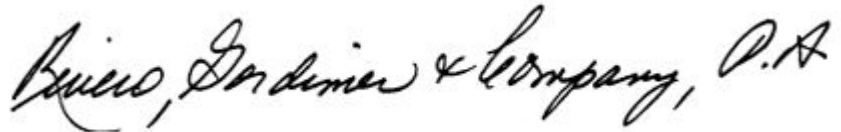
A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of

compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit the attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

A handwritten signature in black ink that reads "Buco, Gardner & Company, P.A." The signature is written in a cursive, flowing style.

Tampa, Florida
April 25, 2023

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the year ended December 31, 2022

Federal Grantor / Program Title	Federal CFDA	Pass-Through Entity Identifying Number	Loan Balance / Expenditures	Pass-Through Subrecipients
U.S. Department of Housing and Urban Development				
Indirect awards				
Pass-through Hillsborough County, Florida				
Community Development Block Grants/Entitlement Grants	14.218	B16-UC-120002	\$ 1,914,136	\$ -
Pass-through the City of Tampa, Florida				
Community Development Block Grants/Entitlement Grants	14.218	HCD 2020-115	<u>62,038</u>	<u>-</u>
Total Community Development Block Grants			<u>1,976,174</u>	<u>-</u>
Total U.S. Department of Housing and Urban Development			<u>1,976,174</u>	<u>-</u>
U.S. Department of Treasury				
Indirect awards				
Pass-through NeighborWorks				
Round 1 Expendable & Capital Grant	21.000	N/A	250,000	-
Neighborworks Week	21.000	N/A	1,000	-
Supplemental Funding - Real Estate	21.000	N/A	60,000	-
Communities Leaders Training	21.000	N/A	810	-
Advanced Lenders in Real Estate	21.000	N/A	250	-
Pandemic Relief Funds	21.000	N/A	20,000	-
Training	21.000	N/A	<u>4,272</u>	<u>-</u>
Total Pass-through NeighborWorks			<u>336,332</u>	<u>-</u>
Indirect awards				
Pass-through Hillsborough County, Florida				
Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	<u>16,224,664</u>	<u>-</u>
Total Coronavirus State and Local Fiscal Recovery Funds			<u>16,224,664</u>	<u>-</u>

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - CONTINUED

For the year ended December 31, 2022

Federal Grantor / Program Title	Federal CFDA	Pass-Through Entity Identifying Number	Expenditures	Pass-Through Subrecipients
U.S. Environmental Protection Agency				
Direct awards				
Environmental Workforce Development and Job Training	66.815	SH05119SH9	43,704	-
Total U.S. Environmental Protection Agency			<u>43,704</u>	<u>-</u>
U.S. Department of Health and Human Services				
Direct awards				
Community Services Block Grant Discretionary Awards	93.570	90EE1203-01-00	225,246	-
Total U.S. Department of Health and Human Services			<u>225,246</u>	<u>-</u>
Total federal awards			<u>\$ 18,806,120</u>	<u>\$ -</u>

The accompanying notes are an integral part of this schedule.

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

December 31, 2022

NOTE A - BASIS OF PRESENTATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of Corporation to Develop Communities of Tampa, Inc. and Subsidiaries under programs of the federal government for the year ended December 31, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Corporation to Develop Communities of Tampa, Inc. and Subsidiaries, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Corporation to Develop Communities of Tampa, Inc. and Subsidiaries.

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

NOTE B - INDIRECT COSTS

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries has elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE C - LOANS

The following loan and loan guarantee programs have outstanding balances as of December 31, 2022:

U.S. Department of Housing and Urban Development

Community Development Block Grants/Entitlement Grants	\$	1,914,136
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U.S. Department of Treasury

Coronavirus State and Local Fiscal Recovery Funds	\$	16,224,664
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NOTE D - CONTINGENCIES

These federal programs are subject to financial and compliance audits by grantor agencies which, if instances of material noncompliance are found, may result in disallowed expenditures and affect the Organization's continued participation in specific programs. The amounts, if any, of expenditures which may be disallowed by the grantor agencies cannot be determined at this time, although the Organization expects such amounts, if any, to be immaterial

Corporation to Develop Communities of Tampa, Inc. and Subsidiaries

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

December 31, 2022

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued on whether the financial statements were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting
Material weakness(es) identified?

 yes X no

Significant deficiency(ies) identified?

 yes X none reported

Noncompliance material to financial statements noted?

 yes X no

Federal Awards

Internal control over major federal programs:
Material weakness(es) identified?

 yes X no

Significant deficiency(ies) identified?

 yes X none reported

Type of auditors' report issued on compliance for major federal programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2 CFR 200.516(a)?

 yes X no

Identification of major federal programs:

CFDA Number

21.027

Name of Federal Program

U.S. Department of Treasury
Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between type A and type B federal programs

\$ 750,000

Auditee qualified as low-risk auditee?

 X yes no

Section II - Financial Statement Findings

No matters were reported for the year ended December 31, 2022 and there were no prior year audit findings to be reported.

Section III - Federal Award Findings and Questioned Costs

No matters were reported for the year ended December 31, 2022 and there were no prior year audit findings to be reported.