

ANNUAL REPORT

20
23

Prepared for the Brevard County Board of County
Commissioners



MERRITT ISLAND
REDEVELOPMENT AGENCY

Reporting Requirements

Per State Statute 163.371 “(2) *Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency’s website. The report must include the following information:*

(a) *The most recent complete audit report of the redevelopment trust fund as required in s. [163.387\(8\)](#).*”

Please refer to *Exhibit A* to review MIRA’s annual audit report for fiscal year 2022-23.

“(b) *The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:*

1. *Total number of projects started and completed and the estimated cost for each project.*”

Three major capital improvement projects were underway during FY23: the Veterans Memorial Park improvements (including the amphitheatre); the S. Courtenay Parkway widening project; and planning for the revitalization and expansion of Griffis Landing. Six small-scale projects under the brownfields program were also completed. The estimated cost for the construction and groundwork at Veterans Memorial Park is \$7.9M. The estimated price for the construction of the S. Courtenay Parkway widening project is \$3.5M. The estimated project costs for the Blue Crab Cove site work are \$1.3M, but this project is in its earliest stages. Eight hundred and ninety thousand dollars have been appropriated by the Florida Department of Commerce to fund this project.

To see the cost of the brownfields projects, please refer to Table 7 on page 9.

“2. *Total expenditures from the redevelopment trust fund.*”

The total expenditures from the redevelopment trust fund were \$1,094,721.79. Of this, \$181,269.39 were reimbursed with USEPA Brownfields Grant funds and \$119,077.42 were reimbursed with Brevard County TDC Capital Facilities Grant funds.

“3. *Original assessed real property values within the community redevelopment agency’s area of authority as of the day the agency was created.*”

The original assessed property values within the community redevelopment agency’s area of authority as of the date the agency was created was \$277,935,820.

“4. *Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.*”

As of January 1, 2023, the total assessed real property values of property within the boundaries of the Merritt Island Redevelopment agency were \$717,528,082. This amounts to a total increased taxable value of \$439,592,262 since the CRA’s base years.

See a breakdown of subarea values and taxes collected in the following tables.

TABLE 1: WEST SR520 COMMERCIAL CORE SUB-AREA	
1988 Taxable Value	\$124,138,790.00
2022 Taxable Value	\$385,321,980.00
Increase in Taxable Value	\$261,183,190.00
Net Increment Taxes Collected	\$782,911.00

TABLE 2: EAST SR520 COMMERCIAL CORE SUB-AREA	
1990 Taxable Value	\$17,082,580.00
2022 Taxable Value	\$60,621,020.00
Increase in Taxable Value	\$43,538,440.00
Net Increment Taxes Collected	\$130,509.00

TABLE 3: N. COURTENAY PARKWAY (MERRITT AVE
TO LUCAS /MUSTANG WAY) SUB-AREA

2005 Taxable Value	\$50,549,420.00
2022 Taxable Value	\$74,600,162.00
Increase in Taxable Value	\$24,050,742.00
Net Increment Taxes Collected	\$72,094.00

TABLE 4: BARGE CANAL AND CONE ROAD SUB AREAS

2014 Taxable Value	\$86,165,030.00
2022 Taxable Value	\$196,984,920.00
Increase in Taxable Value	\$110,819,890.00
Net Increment Taxes Collected	\$332,188.00

TABLE 5: TOTALS

Base Tax Value	\$277,935,820.00
2022 Taxable Value	\$717,528,082.00
Increase in Taxable Value	\$439,592,262.00
Net Increment Taxes Collected	\$1,317,702.00

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YEAR 22-23

TABLE 6: INCREASED INCOME FOR ALL TAXING AUTHORITIES			
	MILLAGE RATE	TAXABLE VALUE	NET INCREASE
COUNTY GENERAL FUND	3.0486	\$439,592,262.00	\$1,340,141
BREVARD LIBRARY DISTRICT	0.3467	\$439,592,263.00	\$152,407
BREVARD MOSQUITO CONTROL	0.1427	\$439,592,264.00	\$62,730
TI-CO AIRPORT AUTHORITY	0.0000	\$439,592,265.00	\$-
SCHOOL - BY STATE LAW	3.1350	\$439,592,266.00	\$1,378,122
SCHOOL - BY LOCAL BOARD	0.7480	\$439,592,267.00	\$328,815
BPS VOTED TEACHER PAY	1.0000	\$439,592,268.00	\$439,592
SCHOOL - CAPITAL OUTLAY	1.5000	\$439,592,269.00	\$659,388
FIRE CONTROL MSTU	0.5115	\$439,592,270.00	\$224,851
LAW ENFORCEMENT MSTU	0.9031	\$439,592,271.00	\$396,996
ROAD & BRIDGE DIST 2 MSTU	0.1745	\$439,592,272.00	\$76,709
M I REC DIST 2 MSTU	0.2395	\$439,592,273.00	\$105,282
ST JOHNS RIVER WATER MGMT DST	0.1793	\$439,592,274.00	\$78,819
FLA INLAND NAVIGATION DIST	0.0288	\$439,592,275.00	\$12,660
MERRITT ISLAND LIBRARY - MAINT	0.1074	\$439,592,276.00	\$47,212
ENV END LD/WTR LTD	0.0488	\$439,592,277.00	\$21,452
ENV END LD/WTR LTD(DBTP)	0.0163	\$439,592,278.00	\$7,165
M I REC D 2 MSTU (DBTP)	0.0914	\$439,592,279.00	\$40,179
TOTAL LESS MIRA's TIF			\$ 3,807,528

The total increase in taxes collected by other entities since the base year of each sub-area is \$3,807,528 for the fiscal year. This is the total minus MIRA’s tax increment finance collection.

“5. Total amount expended for affordable housing for low-income and middle-income residents.”

Zero dollars were expended for affordable housing for low-income and middle-income residents. Staff added a proposed affordable housing chapter for the updated redevelopment plan so expenditures may be used on related projects in the future.

“(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.”

Statute 163.350 states the community redevelopment agency’s workable program may use “appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof.” With the mission outlined in the state statute, MIRA’s redevelopment plan was created.

The MIRA Redevelopment Plan serves as a comprehensive resource for community leaders, as well as the MIRA Board and staff, who are engaged in implementing projects,

programs and policies in the interest of improving physical, personal, social and economic conditions on Merritt Island. Projects undertaken by the agency will be directed by the plan and supported through continued discussions with the residents, community members, and other agencies having a role in redevelopment activities.

Following is a list of projects completed or in progress during FY23 and their relation to the MIRA plan.

VETERANS PARK

The *2013 Merritt Island Redevelopment Plan Update* states that “the Veterans Memorial Park has been an important waterfront memorial and tribute to America's war veterans.

Featuring informative exhibits, this facility has the potential to expand as part of the new Fortenberry regional stormwater public park. This needs to be encouraged and a master plan for this expansion needs to be developed.” – p. 6-10

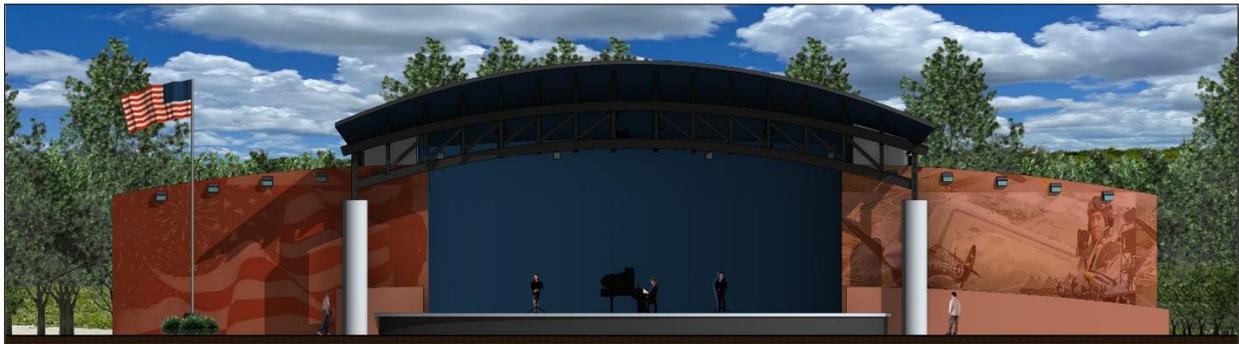
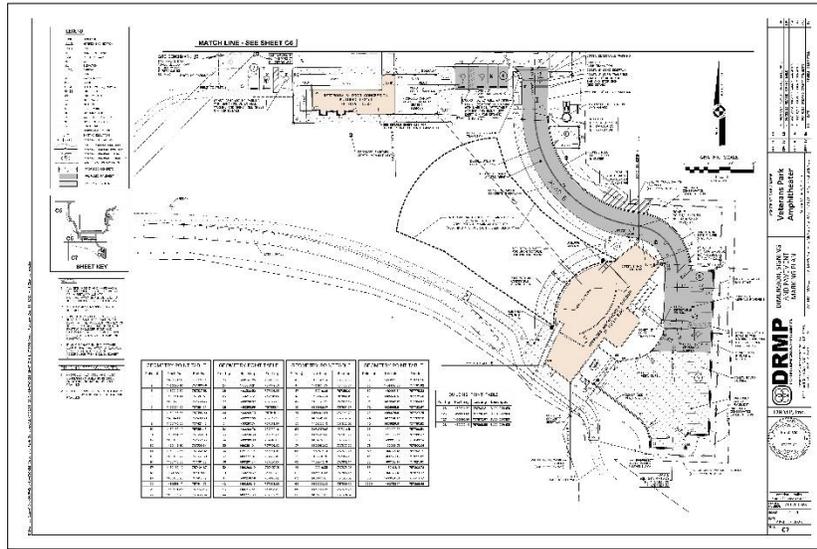


It further states (about parks in general) that

“the plan will result in enhanced community services and facilities in the CRA. Such enhancements include, but are not limited to: increased public safety; added streetscaping for beautification and environmental enhancement; modifications to several intersections to make them safer; street, sidewalk, and drainage improvements; traffic calming enhancements; monumentation and new signage for identification; upgraded utility systems; Museums, Veteran’s Centers, public buildings and community centers; enhanced recreation programs and facilities. Public/private cost share programs to encourage public facility and service improvements will also be pursued.” – p. 9-3

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The design and engineering for the project was completed in FY23. This included the groundwork, the band stand, and the bathroom facility.



The Request for Qualifications (RFQ) for the General Contractor of the amphitheater construction project was posted. Seven bids were received, and the applicants were ranked from most qualified to least qualified. To-date, the most qualified applicant submitted a guaranteed maximum price for completing two phases of the project which includes construction of the band stand, the open green viewing area, the added roadway and parking, and the site preparation work for the bathroom, concession, covered seating area, and Medal of Honor facility. In coordination with the Veterans Memorial Council, the MIRA submitted—and was granted—a \$1 million appropriation from the state of Florida for this project. This project is still in progress.

GRIFFIS LANDING AT BLUE CRAB COVE

The *2013 Merritt Island Redevelopment Plan Update* identified Griffis Landing as “one of the key waterfront properties located within this (commercial core) sub-area with redevelopment potential.” – p. 6-1 and “a working waterfront providing much needed public access to the lagoon.” p. 6-6

MIRA worked closely with Brevard County through FY23 identifying opportunities to enhance public access to the waterfront, as well as marine-focused educational opportunities identified in the plan. Concept plans to reconstruct Ms. Apples Crabshack as well as new site plans to enhance the site’s usability and environmental impact are underway.



S. COURTENAY PARKWAY WIDENING

The *2013 Merritt Island Redevelopment Plan Update* states that MIRA shall “provide and support improvement of the roadway network for enhanced circulation, mobility and parking; and promote multi-modal, pedestrian and bicycle-safe infrastructure.” – p. i

The widening of a stretch of S. Courtenay Parkway (SR 3) from Cone Road to just north of Carib Drive will improve traffic capacity, eliminate several safety issues at the corner of South Courtenay Parkway and Cone Road in conjunction with a private development,



improve storm water retention/treatment and beautify the South Courtenay corridor. The design and engineering for this project is 90% complete and progress is ongoing.



BROWNFIELDS PROGRAM

The *2013 Merritt Island Redevelopment Plan Update* states that “the plan calls for development of vacant parcels plus improvements and redevelopment of existing commercial, industrial and residential lands.” – p. 9-3

The EPA Brownfields Program “encourages and strengthens local efforts to expand stakeholder engagement, convene partners, build capacity and plan for the safe reuse and redevelopment of brownfields to meet economic development and public health goals.” -<https://www.epa.gov/brownfields/about>

Please refer the table below to review the environmental assessments that were completed in FY23. The brownfields program is ongoing.

TABLE 7: Merritt Island Brownfields Program			
Project	Budgeted	Actuals	Status
Three Phase I Environmental Assessments	\$10,496.25	\$10,496.25	Complete
Supplemental Site Assessment	\$35,280.00	\$33,516.00	Started
Limited Phase II ESA - Hydraulic Lift Removal & Soil Excavation	\$72,672.00	\$68,491.85	Started
UST Removal and Soil Assessment	\$24,883.00	\$22,394.70	Started
Initial Site-Specific Quality Assurance Project Plan & Health & Safety Plans	\$10,265.00	\$10,265.00	Complete
Asbestos Survey	\$8,601.25	\$8,601.25	Complete

REDEVELOPMENT PLAN UPDATE

The redevelopment plan underwent considerable edits during FY23. The MIRA held editing workshops with County staff, engaged the public at Merritt Island meetings/events, collected feedback, and produced many iterations to the plan. Final plan components are in process, including a master corridor concept.

The *2013 Merritt Island Redevelopment Plan Update* states that “In order to focus the marketing and redevelopment efforts within the Focus Area, MIRA will engage a market analyst to determine the existing and projected demand for retail space. A special emphasis will be placed on determining what retail commercial, or mix of uses, can be supported by the market area now and in the future. The analysis will look at national trends, local conditions, and competitive market areas.” – p. 7-12

With the eligible EPA Brownfields Program funds, the MIRA Board elected to commission a consultant to create a master corridor concept plan for the SR520 corridor, also referred to as the “Commercial Core Sub-Area” in the *2013 Merritt Island Redevelopment Plan Update*. The corridor concept will be informed by a thorough market study that will uncover trends and indicators to identify market-demand opportunities for this region and will serve as an infrastructure analysis to align existing environmental, utilities, and traffic-flow capacities with planned activities. A derivative report, called a “funding roadmap,” will be generated to identify numerous external funding sources (regional, state, federal, public and private) to reduce the cost burden of implementation on Brevard County and MIRA.

TRANSIT SHELTERS

The *2013 Merritt Island Redevelopment Plan Update* states a goal to “pursue FDOT Corridor Study designation with Brevard County to secure funding for aesthetic and functional improvements, including intersections and bus stops.” – p. 4-8

Four locations for additional transit shelters were identified in FY23, and the permitting, design and engineering for these shelters were completed. The shelters were installed and made



operational in FY24.

SAFE ROADS AND STREETS FOR ALL

The *2013 Merritt Island Redevelopment Plan Update* states that MIRA shall “provide and support improvements of the roadway network for enhanced circulation, mobility and parking; and

promote a multi-modal, pedestrian and bicycle-safe infrastructure.” Furthermore, the MIRA was created to eliminate the existence and spread of slum and blight. A “blighted area,” as defined in FL Statute 163.340, includes the “predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities” and “unsanitary or unsafe conditions”.

MIRA applied for a federal Safe Streets for All grant, which is funded under the Federal Bi-Partisan Infrastructure Bill. The application was submitted in FY23. MIRA was awarded \$280,000 (with \$70,000 in matching funds required) in FY24. The total investment is \$350,000. The grant activities include creating a custom comprehensive Safe Streets for All Action Plan with proposed “safe system” solutions to make the most dangerous intersections and stretches of corridor safer. These proposed solutions will include technology enhancements, infrastructure upgrades, added procedural efficiencies to emergency responses, and low-cost, high-impact upgrades to improve visibility.

COMMUNITY ENGAGEMENT

The MIRA held ten public Board of Director meetings and three public workshops.

Staff and the Chairman spoke at several events/meetings, including the North Merritt Island HOA, East Merritt Island HOA, the Merritt Island Bus Tour, and the D2 Commissioner

Candidates panel. Projects, statutory documents, and detailed information about MIRA were regularly updated and maintained for accuracy and transparency on the MIRA website.

SITE PLAN REVIEWS

Sec. 62-2114. - Merritt Island redevelopment agency review of the Brevard County zoning code states: "When an application is made to the planning and zoning board for a change in zoning or approval of a conditional use permit, or to the board of adjustment for a variance, for property located in the Merritt Island redevelopment area, the application shall be forwarded to the Merritt Island redevelopment agency prior to the applicable public hearing before the planning and zoning board or the board of adjustment. (Code 1979, § 14-20.35)"

Sec. 62-3202. - General (f). of the Brevard County zoning code states: "(f) Site development plans located within the Merritt Island Redevelopment Area (MIRA) as described in the Merritt Island Redevelopment Plan, shall be coordinated with the Merritt Island Redevelopment Agency for a determination of consistency with the Merritt Island Redevelopment Plan."

The MIRA Board of Directors reviewed and provided comments for the following zoning and/or site plan applications within the MIRA jurisdiction:

1. Aviara Boats
2. Kentucky Fried Chicken
3. Walmart Fuel Services Site Plan
4. Vitamin Shoppe Sign Variance
5. 250 Imperial Street RV Park Review
6. Cone/Court Executive Storage Tax ID 2501390
7. Woodfield Development
8. Clover Townhomes Development
9. 275 Magnolia Avenue Commercial Façade Grant

Exhibit A – FY 22-23 Annual Audit Report

MERRITT ISLAND REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF
BREVARD COUNTY, FLORIDA)

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

As of and for the Year Ended September 30, 2023

And Reports of Independent Auditor

MERRITT ISLAND REDEVELOPMENT AGENCY
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Report of Independent Auditor

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the General Fund of Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of the Agency, as of September 30, 2023, 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*, 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 the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency'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.

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 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 Agency'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 Agency's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with 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 29, 2024, on our consideration of the Agency'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 Agency'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 Agency's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2024

MERRITT ISLAND REDEVELOPMENT AGENCY MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2023

As management of the Merritt Island Redevelopment Agency (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the Agency's financial activities for the fiscal year ended September 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that has been furnished in the financial statements and notes to the financial statements.

The Agency is a discretely presented component unit of Brevard County, Florida (the "County"), and the financial information detailed in this report is also contained in the Brevard County, Florida Annual Comprehensive Financial Report.

Financial Highlights

- The Agency's assets exceeded its liabilities at September 30, 2023 by \$4,758,873 (net position). All of this amount is restricted as the funds are to be used solely for revitalization projects located within the boundaries of the Agency.
- The Agency's net position increased by \$700,027 compared to the previous year's amount.

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise three components: 1) government-wide financial statements, 2) general fund financial statements, and 3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements.

Government-Wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Agency's assets and liabilities, with the difference between the two 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 Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, expenses are reported in this statement for some items where the related cash outflow will occur in future fiscal periods.

General Fund. The general fund is used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the general fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the general fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the general fund 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 Agency's near-term financing decisions. Both the general fund balance sheet and the general fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between general fund and governmental activities.

**MERRITT ISLAND REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2023

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are an integral part of the basic financial statements.

Required supplementary information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information.

The Agency adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by \$4,758,873 at the close of the most recent fiscal year. This compares with \$4,058,846 at the close of the previous fiscal year, an increase of \$700,027.

The change in net position can primarily be attributed to the following factors:

- Cash equivalents increased \$876,872 during fiscal year 2023 as a result of increased general revenues during 2023 compared to 2022, primarily due to increased investment earnings.
- Total liabilities decreased \$52,749 primarily as a result of timing of payment of vouchers and contracts payable.

	Net Position	
	2023	2022
Assets		
Current assets	\$ 5,045,223	\$ 4,397,945
Total assets	<u>\$ 5,045,223</u>	<u>\$ 4,397,945</u>
Liabilities		
Current liabilities	\$ 16,798	\$ 96,710
Noncurrent liabilities	269,552	242,389
Total liabilities	<u>\$ 286,350</u>	<u>\$ 339,099</u>
Net Position		
Restricted:		
Merritt Island	\$ 4,758,873	\$ 4,058,846
Total net position	<u>\$ 4,758,873</u>	<u>\$ 4,058,846</u>

**MERRITT ISLAND REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2023

Governmental Activities

Governmental activities increased the Agency's net position by \$700,027 in fiscal year 2023, compared to an increase of \$721,355 in the prior fiscal year. Total revenues increased by \$290,011 from last year primarily as a result of a \$201,849 increase in investment return compared with the \$122,013 decrease in investment in fiscal year 2022.

Total expenses increased by \$311,339, primarily as a result of more redevelopment initiatives underway in the current fiscal year, including completed construction of Griffis Landing Fuel Dock, construction on the Veterans' Memorial Park amphitheater, and various other projects.

	Changes in Net Position	
	2023	2022
Revenues		
General revenues:		
Taxes	\$ 1,317,702	\$ 1,239,275
Other general revenues	504,210	292,626
Total general revenues	<u>1,821,912</u>	<u>1,531,901</u>
Expenses		
Program expenses	<u>1,121,885</u>	<u>810,546</u>
Change in net position	700,027	721,355
Net position beginning	<u>4,058,846</u>	<u>3,337,491</u>
Net position ending	<u><u>\$ 4,758,873</u></u>	<u><u>\$ 4,058,846</u></u>

Economic Factors and Conditions

The Agency's major source of revenue, taxes, are based on Brevard County's property tax collections, which are affected by property values and millage rates set by the County.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in such. Questions concerning any of the information should be addressed to the Executive Director, 2575 N. Courtenay Parkway, Suite 214, Merritt Island, Florida 32953.

BASIC FINANCIAL STATEMENTS

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION

SEPTEMBER 30, 2023

ASSETS

Cash equivalents	\$ 4,873,178
Due from other governmental units	172,045
Total Assets	<u><u>\$ 5,045,223</u></u>

LIABILITIES

Vouchers and contracts payable	\$ 16,798
Noncurrent Liabilities:	
Due Within One Year:	
Accrued compensated absences	1,388
Due in More than One Year:	
Accrued compensated absences	9,791
Accrued personnel costs	258,373
Total Noncurrent Liabilities	269,552
Total Liabilities	<u><u>\$ 286,350</u></u>

NET POSITION

Restricted for:	
Merritt Island	\$ 4,758,873
Total Net Position	<u><u>\$ 4,758,873</u></u>

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

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES

YEAR ENDED SEPTEMBER 30, 2023

General Revenues:	
Taxes - other	\$ 1,317,702
Intergovernmental	302,361
Investment gain	<u>201,849</u>
Total General Revenues	<u>1,821,912</u>
Program expenses	<u>1,121,885</u>
Change in net position	700,027
Net position, beginning of the year	<u>4,058,846</u>
Net position, end of the year	<u>\$ 4,758,873</u>

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

MERRITT ISLAND REDEVELOPMENT AGENCY
BALANCE SHEET –
GENERAL FUND

SEPTEMBER 30, 2023

ASSETS

Cash equivalents	\$ 4,873,178
Due from other governmental units	172,045
Total Assets	\$ 5,045,223

LIABILITIES

Vouchers and contracts payable	\$ 16,798
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DEFERRED INFLOWS OF RESOURCES

Unavailable revenue	3,654
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FUND BALANCE

Restricted	5,024,771
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	\$ 5,045,223

Reconciliation of the Balance Sheet to the Statement of Net Position:

Amounts reported in the Statement of Net Position differ from amounts reported above as follows:

Fund Balance - General Fund	\$ 5,024,771
Assets are not available to pay for current period expenditures and, therefore, are deferred in the funds	3,654
Long-term liabilities are not due and payable in the current period and, therefore, are not reported above.	(269,552)
Net Position of Governmental Activities	\$ 4,758,873

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

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2023

Revenues:	
Taxes - other	\$ 1,317,702
Intergovernmental	300,346
Investment gain	201,849
Total Revenues	<u>1,819,897</u>
Expenditures:	
Economic environment	<u>1,094,722</u>
Total Expenditures	<u>1,094,722</u>
Net change in fund balance	725,175
Fund balance, beginning	<u>4,299,596</u>
Fund balance, ending	<u><u>\$ 5,024,771</u></u>

**Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of the General Fund to the Statement of Activities:**

Amounts reported for governmental activities in the Statement of Activities
are different because:

Net change in fund balance-general fund	\$ 725,175
Some revenues reported in the Statement of Activities do not provide current resources due to being unavailable and, therefore, are not reported as revenues in governmental funds.	2,015
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.	<u>(27,163)</u>
Change in Net Position of Governmental Activities	<u><u>\$ 700,027</u></u>

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

MERRITT ISLAND REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

Note 1—Summary of significant accounting policies

Merritt Island Redevelopment Agency (the “Agency”) was established pursuant to Section 163.387, Florida Statutes, and Ordinance 89-28, as amended by 90-188. The Agency’s primary activity is the redevelopment in the Merritt Island area through the collection of incremental taxes.

The Agency is funded primarily by tax increment revenues collected and remitted by the Brevard County, Florida, Tax Collector. 95% of the tax revenues generated as a result of increases on property values (“tax increment”) within the redevelopment area boundaries are placed in the Agency’s Trust Fund.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America (“U.S. GAAP”). The following is a summary of the more significant policies:

Reporting Entity – The Agency is a legally separate entity with no component units. A seven-member volunteer Board of Directors (the “Board”) is responsible for providing the oversight to the Agency. All Board members are recommended for appointment by the District 2 County Commissioner of the Brevard County Board of County Commissioners and are approved for appointment by the Brevard County Board of County Commissioners. A major portion of the Agency’s funding is derived from tax increment revenues. Therefore, the Agency, for financial reporting purposes, is considered a discretely presented component unit of Brevard County, Florida (the “County”). The financial statements of the Agency are included in Brevard County, Florida’s Annual Comprehensive Financial Report under a discrete presentation format.

Basis of Accounting – Government fund financial statements are organized for reporting purposes on the basis of a general fund, the Agency’s major fund, which accounts for all activities of the Agency and is accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Agency considers all revenues available if collected within 60 days after year-end. Expenditures are recognized when the related fund liability is incurred.

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.

Fund Balance / Net Position – Fund balance for the Agency is reported in classifications that comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts of the fund can be spent. Fund balances are classified either as nonspendable or as spendable. Spendable fund balances are further classified in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances. These classifications are described as follows:

Nonspendable fund balances include amounts that cannot be spent because they are not in spendable form or legally or contractually required to be maintained intact. As of September 30, 2023, the Agency did not have any fund balance that was classified as nonspendable.

Spendable fund balances are classified based on a hierarchy of the Agency’s ability to control the spending of these fund balances.

Restricted fund balances are fund balance amounts that are constrained for specific purposes by external parties, such as creditors, grantors, or contributors; constitutional provisions; or enabling legislation.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

Note 1—Summary of significant accounting policies (continued)

Committed fund balances are fund balances constrained for specific purposes by formal action of the District's highest level of decision making authority. Committed fund balances are reported pursuant to resolutions approved by the Governing Board and can only be modified or rescinded through resolutions approved by the Governing Board.

Assigned fund balances are fund balances intended to be used for specific purposes, but which are neither restricted nor committed.

Unassigned fund balances represent the residual positive fund balance within the general fund, which has not been assigned to other funds and has not been restricted, committed, or assigned.

For purposes of fund balance classification, the Agency considers restricted funds to have been spent first when both restricted and unrestricted fund balance is available, followed in order by committed, assigned, and unassigned amounts, as applicable.

The government-wide financial statements utilize a net position presentation. Net position can be categorized as net investment in capital assets, restricted or unrestricted. The Agency does not have any net position categorized as net investment in capital assets or unrestricted as of September 30, 2023. Restricted net position represents amounts that are restricted by requirement of enabling legislation. When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then unrestricted resources as they are needed.

Accrued Compensated Absences – It is the Agency's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation and a portion of sick pay is accrued when earned and a liability is reported in the government-wide financial statements. A liability is reported in the governmental funds only if a liability results from employee resignations/retirements and they are to be paid with current operating funds. Estimates have been utilized to determine the amount to report as the current portion.

Accrued Personnel Costs – The statement of net position includes a noncurrent liability related to accrued personnel costs. This represents the Agency's liability for pension and other postemployment fringe benefit costs related to the Agency's contracted use of County employees.

Deferred Inflows of Resources – In addition to liabilities, the balance sheet includes a separate section for deferred inflows of resources. This represents an acquisition of fund balance and net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time.

Budget – On or before September 30 of each year, the Agency's Board adopts an annual budget sufficient to support the anticipated work program for the year. The budget includes revenues from all sources legitimately available to the Agency. The Agency's Board can legally amend the budget to the extent deemed necessary, provided the budget remains in balance at the fund level. Agency management, other than the Board, cannot amend or transfer appropriations. For the year ended September 30, 2023, no excess of expenditures over appropriations at the legal level of budgetary control occurred.

The budget is adopted on a basis consistent with U.S. GAAP.

Use of Estimates – The preparation of the financial statements requires management to make use of estimates that affect reported amounts. Actual results could differ from those estimates.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

Note 2—Cash equivalents

All funds of the Agency are invested with the County’s cash and investment pool, which consists of the County’s cash and investments and that of the component units. There are no restrictions on the Agency’s ability to withdraw funds from the County’s pool, so all amounts are considered cash equivalents. All cash equivalents are stated at fair value, based on the Agency’s investment portion of the fair value of the County’s pooled investments. The County’s investment pool is not rated.

The Agency’s investment policy is established in accordance with the Sections 125.01 and 218.415, Florida Statutes. The policy permits investing directly in or through the County’s investment pool, which is authorized to invest in the following: State Board of Administration, state of Florida, direct obligations of the United States Government, obligations of the different agencies of the federal government, Corporate Notes, Commercial Paper, Municipal Bonds, Intergovernmental Investment Pools, Supranationals, Asset-Backed Securities, Multi-Asset Class Portfolio Investments (including both Domestic and International Equities, Emerging Market Debt, Real Estate Investment Trusts-REITS, and Treasury Inflation Protected Securities – TIPS), Registered Investment Companies (Mutual Funds), and time deposits or savings accounts of financial institutions under federal and state regulation.

Note 3—Summary of long-term liabilities

The following is a summary of changes in long-term liabilities during the year ended September 30, 2023:

	<u>October 1, 2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>September 30, 2023</u>	<u>Due within one year</u>
Governmental activities:					
Accrued compensated absences	\$ 9,933	\$ 2,435	\$ 1,189	\$ 11,179	\$ 1,388
Accrued personnel costs	232,456	25,917	-	258,373	-
Total governmental activities					
long-term liabilities	<u>\$ 242,389</u>	<u>\$ 28,352</u>	<u>\$ 1,189</u>	<u>\$ 269,552</u>	<u>\$ 1,388</u>

Accrued compensated absences and accrued personnel costs are liquidated with resources of the Agency’s only fund, the General Fund, through which the related employees’ regular salaries and fringe benefits were paid.

Note 4—Related party transactions

The Agency is a discretely presented component unit of Brevard County, Florida. For the year ended September 30, 2023, the Agency’s tax increment revenues include \$1,317,702 received from the County.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2023

Note 5—Community redevelopment agency

As explained in Note 1, Merritt Island Redevelopment Agency is a discretely presented component unit in the County's Annual Comprehensive Financial Report. As required by Florida Statute, additional information regarding Agency's financial activity during the year ended September 30, 2023 is as follows:

Sources of deposits:	
County tax increment	\$ 1,317,702
Intergovernmental	531,955
Miscellaneous	<u>201,849</u>
Total deposits	<u>\$ 2,051,506</u>
Purpose of withdrawals:	
Economic environment	<u>\$ 1,174,634</u>

The Agency does not have pledged incremental revenues or has not incurred any debt to carry out its activities.

REQUIRED SUPPLEMENTARY INFORMATION

MERRITT ISLAND REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2023

	Budget		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Taxes - other	\$ 1,317,702	\$ 1,317,702	\$ 1,317,702	\$ -
Intergovernmental	500,000	500,000	300,346	(199,654)
Miscellaneous	26,000	26,000	201,849	175,849
Total Revenues	<u>1,843,702</u>	<u>1,843,702</u>	<u>1,819,897</u>	<u>(23,805)</u>
Expenditures:				
Economic environment	<u>5,864,642</u>	<u>5,864,642</u>	<u>1,094,722</u>	<u>4,769,920</u>
Total Expenditures	<u>5,864,642</u>	<u>5,864,642</u>	<u>1,094,722</u>	<u>4,769,920</u>
Net change in fund balance	(4,020,940)	(4,020,940)	725,175	(4,793,725)
Fund balance, beginning	<u>4,020,940</u>	<u>4,020,940</u>	<u>4,299,596</u>	<u>278,656</u>
Fund balance, ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,024,771</u>	<u>\$ 5,024,771</u>

SUPPLEMENTARY REPORTS

Report of Independent Auditor 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 Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the General Fund of Merritt Island Redevelopment Agency (the “Agency”), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency’s basic financial statements, and have issued our report thereon dated March 29, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency’s internal control over financial reporting (“internal control”) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency’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 or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial 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 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2024

Independent Auditor's Management Letter

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

Report of the Financial Statements

We have audited the financial statements of the governmental activities and the General Fund of Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2023, and have issued our report thereon dated March 29, 2024

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 Report of Independent Auditor 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 Report of Independent Accountant on Compliance with Local Government Investment Policies and Community Redevelopment Agency Requirements. Disclosures in those reports, which are dated March 29, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings or recommendations were made in the preceding annual 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. Such disclosure is included in the notes to the financial statements. There were no component units related to the Agency.

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 Agency 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, the results of our tests did not indicate the Agency met any of the conditions described in Section 218.503(1), Florida Statutes.

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

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

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

- a. The total number of Agency employees compensated in the last pay period of the fiscal year as 3.
- b. There is one independent contractor to whom nonemployee compensation was paid in the last month of the Agency's fiscal year.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$189,525.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$18,157.
- e. Each construction project with a total cost of at least \$65,000 approved by the Agency 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 listed below:

Project Name	Budget	Inception Date	Expenditures to Date
Transit Bus Shelters	\$300,000	10/1/2022	\$2,753

- 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 Agency amends a final adopted budget under Section 189.016(6), Florida Statutes, as zero.

Additional Matters

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

Purpose of this Letter

The purpose of this management letter is to communicate certain matters prescribed by Chapter 10.550, Rules of the Auditor General. Accordingly, this management letter is not suitable for any other purpose.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2024

**Report of Independent Accountant on Compliance with
Local Government Investment Policies and Community
Redevelopment Agency Requirements**

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

We have examined Merritt Island Redevelopment Agency's (the "Agency") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2023. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe the evidence 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 on the Agency's compliance with the specified requirements.

The purpose of this report is to comply with the audit requirements of Sections 218.415 and 163.387, Florida Statutes, and Rules of the Auditor General.

In our opinion, the Agency complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2023.

Cherry Bekaert LLP

Orlando, Florida
March 29, 2024