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RIVIERA BEACH  
COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**AUDITED FINANCIAL STATEMENTS**  
Fiscal year ended September 30, 2021

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

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# **Independent Auditor's Report**

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Independent Auditor's Report**

HCT Certified Public Accountants & Consultants, LLC

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
The Riviera Beach Community Redevelopment Agency  
Riviera Beach, Florida

**Opinions**

We have audited the accompanying financial statements of the governmental activities, business-type activities, and each major fund of the Riviera Beach Community Redevelopment Agency (the Agency), a component unit of the City of Riviera Beach, Florida (the "City"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the 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, business-type activities, and each major fund of the Agency as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**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 and Chapter 10.550, Rules of the Auditor General. 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 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 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.

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Independent Auditor's Report**

**Auditor's Responsibilities for 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, *Government Auditing Standards*, and Chapter 10.550, Rules of the Auditor General, 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 budgetary comparison information on pages 3–8 and 32–33 to 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.

**Independent Auditor's Report**

***Other Information***

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2022, on our consideration of the Agency, a component unit of the City's internal control over financial reporting and on our tests of 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 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, a component unit of the City's, internal control over financial reporting and compliance.

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida  
June 29, 2022

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## **Management's Discussion and Analysis**

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Management's Discussion and Analysis**  
September 30, 2021

The Riviera Beach Community Redevelopment Agency (Agency) Management's Discussion and Analysis (MD&A) is intended to provide the readers of the Agency's financial statements with a general overview of the financial activities during Fiscal Year 2021. This report and related financial statements include the consolidated financial position and result of activities of the Riviera Beach CDE, Inc. (RBCDE), which is a controlled entity of the Agency. Refer to Note 1 of the Notes to the Basic Financial Statements. The information in this section should be read in conjunction with the financial statements and the notes.

## HIGHLIGHTS

### Financial Highlights

- As of fiscal year end 2021, the Agency's total net position increased by \$2.481 million, or 43.85%, which is an increase from the prior year's deficit of \$5.459 million.
- For FY 2021, total revenues increased slightly by \$0.462 million or 4.86%, over those reported in the prior year. This is due mainly to an increase in taxes.
- For FY 2021, total expenses increased by \$0.442 million, or 6.08%, over those reported in the prior year. This is due mainly to an increase in operating expenses and interest costs.

## OVERVIEW OF FINANCIAL STATEMENTS

The Agency's basic financial statements provide information on both the Agency as a whole (government-wide) and the major individual funds.

### Government-Wide Financial Statements

The government-wide financial statements provide readers with a broad overview of the Agency's finances, in a similar manner to a private-sector business. The government-wide financial statements are prepared using the accrual basis of accounting.

The government-wide financial statements include:

*Statement of Net Position* – This statement presents information on the Agency's assets, deferred outflows of resources, liabilities, and deferred inflows of resources. This statement format combines and consolidates the governmental funds' current financial resources with capital assets and long-term obligations.

*Statement of Activities* – This statement presents information showing how the Agency's net position changed during the fiscal year. All changes in revenues are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements present functions of the Agency that are supported principally by tax increment financing (governmental activities). The governmental activities of the Agency include general government activities and redevelopment projects.

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(A component unit of the City of Riviera Beach, Florida)  
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September 30, 2021

### **Fund Financial Statements**

Fund financial statements provide readers with an overview of each fund and its related function in a traditional format. A fund is a grouping of related accounts that maintain control over resources that are segregated for specific activities or objectives. The Agency uses fund accounting to ensure and demonstrate legal compliance with financial related legal requirements. The General Fund is the only governmental fund that is used to account for the operating activities of the Agency. The General Fund also includes the activities of the redevelopment programs which are funded by restricted debt proceeds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental fund financial statements focus on near-term inflows and outflows of spendable resources and 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.

The focus of governmental funds is narrower than government-wide financial statements and, therefore, useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. The Balance Sheet – Governmental Funds and Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds are reconciled to the government-wide statements to facilitate the comparison between the two presentations.

### **Notes to the Basic Financial Statements**

The Notes to the Basic Financial Statements provide additional information that is essential to the full understanding of the information presented in the government-wide and the fund financial statements and is required by generally accepted accounting principles.

### **Required Supplementary Information**

In addition to the basis financial statements and accompanying notes, this report also presents required supplementary information concerning the Agency's budget to actual results for the General Fund. The Agency adopts an annual appropriated budget for the General Fund.

### **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve as a useful indicator over time of the Agency's financial position. Assets and deferred outflows of resources were less than liabilities and deferred inflows of resources by \$12.754 million as of September 30, 2021, a decrease of \$5 million, or 28.17%, over last fiscal year. The following is a condensed version of the Statement of Net Position presented in the basic financial statements section.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
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September 30, 2021

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 22,549,266	\$ 28,286,968	\$ 5,942,203	\$ 5,894,722	\$ 28,491,469	\$ 34,181,690
Capital assets (net)	13,425,898	7,754,006	7,687,496	7,994,645	21,113,394	15,748,651
Total assets	<u>35,975,164</u>	<u>36,040,974</u>	<u>13,629,699</u>	<u>13,889,367</u>	<u>49,604,863</u>	<u>49,930,341</u>
Deferred outflows of resources	<u>797,584</u>	<u>433,400</u>	-	-	<u>797,584</u>	<u>433,400</u>
Current and other liabilities	2,334,965	2,411,797	11,162	23,728	2,346,127	2,435,525
Long-term liabilities	<u>36,525,491</u>	<u>39,666,356</u>	<u>13,659,395</u>	<u>13,755,312</u>	<u>50,184,886</u>	<u>53,421,668</u>
Total liabilities	<u>38,860,456</u>	<u>42,078,153</u>	<u>13,670,557</u>	<u>13,779,040</u>	<u>52,531,013</u>	<u>55,857,193</u>
Deferred inflows of resources	<u>1,089,769</u>	<u>54,887</u>	-	-	<u>1,089,769</u>	<u>54,887</u>
Net investment in capital assets	3,085,024	1,424,748	-	-	3,085,024	1,424,748
Restricted	6,329,891	6,329,258	8,332	8,332	6,338,223	6,337,590
Unrestricted	<u>(12,592,392)</u>	<u>(13,412,672)</u>	<u>(49,190)</u>	<u>101,995</u>	<u>(12,641,582)</u>	<u>(13,310,677)</u>
<b>Total net position</b>	<b><u>\$ (3,177,477)</u></b>	<b><u>\$ (5,658,666)</u></b>	<b><u>\$ (40,858)</u></b>	<b><u>\$ 110,327</u></b>	<b><u>\$ (3,218,335)</u></b>	<b><u>\$ (5,548,339)</u></b>

The Statement of Activities that follows shows changes in the Agency's net position for fiscal years ended September 30, 2021 and 2020. Changes in the net position are reported as soon as the underlying event giving rise to change occurs, regardless of the timing of the related cash flows. Revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

- For FY 2021, total revenues increased slightly by \$0.462 million or 4.86%, over those reported in the prior year. This is due mainly to an increase in taxes.
- For FY 2021, total expenses increased by \$0.442 million, or 6.08%, over those reported in the prior year. This is due mainly to an increase in operating expenses and interest costs.

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**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
(A component unit of the City of Riviera Beach, Florida)  
**Management's Discussion and Analysis**  
September 30, 2021

The following is the Statement of Activities presented in the basic financial statements section:

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
<b>Revenues</b>						
Program revenues:						
Charges for services	\$ 50,000	\$ 50,000	\$ 328,114	\$ 323,904	\$ 378,114	\$ 373,904
Operating grants	3,000	-	-	-	3,000	-
General revenues:						
Taxes	9,292,541	8,717,479	-	-	9,292,541	8,717,479
Other revenues	306,207	341,267	55,822	84,928	362,029	426,195
Total revenues	<u>9,651,748</u>	<u>9,108,746</u>	<u>383,936</u>	<u>408,832</u>	<u>10,035,684</u>	<u>9,517,578</u>
<b>Expenses:</b>						
General government	3,744,392	3,048,739	-	-	3,744,392	3,048,739
Redevelopment program	2,194,564	2,800,814	-	-	2,194,564	2,800,814
RB CDE	-	-	535,121	522,500	535,121	522,500
Interest and debt costs	1,231,603	892,072	-	-	1,231,603	892,072
Total expenses	<u>7,170,559</u>	<u>6,741,625</u>	<u>535,121</u>	<u>522,500</u>	<u>7,705,680</u>	<u>7,264,125</u>
Change in net position	2,481,189	2,367,121	(151,185)	(113,668)	2,330,004	2,253,453
Net position - beginning	(5,658,666)	(8,025,787)	110,327	223,995	(5,548,339)	(7,801,792)
<b>Net position - ending</b>	<b><u>(\$ 3,177,477)</u></b>	<b><u>(\$ 5,658,666)</u></b>	<b><u>(\$ 40,858)</u></b>	<b><u>\$ 110,327</u></b>	<b><u>(\$ 3,218,335)</u></b>	<b><u>(\$ 5,548,339)</u></b>

## FINANCIAL ANALYSIS OF THE FUND FINANCIAL STATEMENTS

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows and balances of expendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The Agency's governmental funds reported an ending fund balance of \$12.754 million in comparison to the prior year's ending fund balance of \$17.755 million. This reduction is due mainly from capital outlay costs.

## BUDGETARY ANALYSIS FOR THE GENERAL FUND

For FY 2021, the CRA's General Fund's budget for FY 2021 was \$29.436 million. Actual revenues was slightly under original budget by \$42,003. Actual expenditures were below the budgeted amount by \$14.784 million due mainly to a reduction of real estate and redevelopment program and capital outlay expenditures.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Management's Discussion and Analysis**  
September 30, 2021

## ANALYSIS OF CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

As of September 30, 2021, the Agency's investment in capital assets (net of accumulated depreciation) amounted to \$21.113 million, an increase of \$5.365 million over the prior fiscal year due to land purchases for development in the CRA area. Capital assets include land, buildings, improvements, furniture, and equipment.

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$11,630,199	\$ 5,913,241	\$ -	\$ -	\$ 11,630,199	\$ 5,913,241
Construction in progress	84,571	-	-	-	84,571	-
Buildings and improvements	2,464,261	2,464,261	8,875,701	8,875,701	11,339,962	11,339,961
Furniture and equipment	366,497	348,782	518,451	518,451	884,948	867,233
Total capital assets	14,545,528	8,726,284	9,394,152	9,394,152	23,939,680	18,120,435
Accumulated depreciation	(1,119,630)	(972,278)	(1,706,656)	(1,399,507)	(2,826,286)	(2,371,784)
<b>Total capital assets, net</b>	<b>\$13,425,898</b>	<b>\$ 7,754,006</b>	<b>\$7,687,496</b>	<b>\$7,994,645</b>	<b>\$21,113,394</b>	<b>\$15,748,651</b>

### Long-term Debt

As of September 30, 2021, total long-term debt amounted to \$51.893 million, which represents a reduction of \$3.516 million, resulting from principal payments during the fiscal year. During FY 2020, Series 2011, 2013A, 2013B, and 2018 were refunded and Series 2020A and 2020B were issued.

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Series 2020A	\$ 11,884,000	\$ 13,297,000	\$ -	\$ -	\$ 11,884,000	\$ 13,297,000
Series 2020B	15,589,000	16,338,000	-	-	15,589,000	16,338,000
Advance from City	9,514,980	10,194,621	-	-	9,514,980	10,194,621
Recoverable grant	-	-	7,298,000	7,298,000	7,298,000	7,298,000
Loans payable, net	-	-	6,361,395	6,457,312	6,361,395	6,457,312
<b>Total long-term debt</b>	<b>\$ 36,987,980</b>	<b>\$ 39,829,621</b>	<b>\$ 13,659,395</b>	<b>\$ 13,755,312</b>	<b>\$ 50,647,375</b>	<b>\$ 53,584,933</b>

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
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**Management's Discussion and Analysis**  
September 30, 2021

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

The Agency's budget for FY 2022 includes an increase in tax increment revenues of 4.52% due to an increase in real estate values. Focus will continue to be placed on redevelopment projects, which include promoting development of the Broadway Corridor, provision of parking to facilitate and promote new growth in the City, expansion of the neighborhood programs that will enhance the quality of life of the community, improving residential property values, and to provide residents with improved neighborhoods. The Agency will continue to focus on developing and implementing the second phase of the private development opportunities within the Marina Village and encourage real estate development and related new jobs and business opportunities within the CRA District.

The Agency primarily relies on tax increment financing from property taxes to assist with the operations of the Agency and its subsidiaries. For FY 2022, total budgeted expenditures are \$24 million. The following table shows the composition of the expenditures:

	<b>Budgeted Expenditures \$m</b>
Core operations	\$ 3.8
Development programs and projects	4.3
Capital projects	9.8
Debt service payments	4.1
Marina Village Enterprise	2.0
<b>Total expenditures</b>	<b>\$ 24.0</b>

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning this report or requests for additional information should be addressed to the Executive Director, Riviera Beach Community Redevelopment Agency, 600 W. Blue Heron Boulevard, Riviera Beach, Florida 33404.

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# Basic Financial Statements

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**Statement of Net Position**

September 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>Assets</b>			
Current assets:			
Cash and cash equivalents	\$ 8,616,235	\$ 277,287	\$ 8,893,522
Cash and cash equivalents - restricted	6,329,891	1,065,701	7,395,592
Receivables, net	-	82,028	82,028
Deposits held with others	60,927	-	60,927
Internal balances	244,213	(244,213)	-
Total current assets	<u>15,251,266</u>	<u>1,180,803</u>	<u>16,432,069</u>
Noncurrent assets			
Loans receivable	7,298,000	4,761,400	12,059,400
Non-depreciable	11,714,770	-	11,714,770
Depreciable (net)	1,711,128	7,687,496	9,398,624
Total noncurrent assets	<u>20,723,898</u>	<u>12,448,896</u>	<u>33,172,794</u>
Total assets	<u>35,975,164</u>	<u>13,629,699</u>	<u>49,604,863</u>
<b>Deferred outflows of resources</b>			
Deferred outflows for FRS pension	797,584	-	797,584
Total deferred outflows of resources	<u>797,584</u>	<u>-</u>	<u>797,584</u>
Total assets and deferred outflows of resources	<u>36,772,748</u>	<u>13,629,699</u>	<u>50,402,447</u>
<b>Liabilities</b>			
Current liabilities:			
Accounts payable	114,313	11,162	125,475
Accrued liabilities	30,386	-	30,386
Deposits and other liabilities	4,266	-	4,266
Bonds and notes payable	2,186,000	-	2,186,000
Total current liabilities	<u>2,334,965</u>	<u>11,162</u>	<u>2,346,127</u>
Noncurrent liabilities:			
Recoverable grant	-	7,298,000	7,298,000
Advance from City of Riviera Beach	9,514,980	-	9,514,980
Compensated absences	161,823	-	161,823
Net FRS pension liability	1,561,688	-	1,561,688
Bonds and notes payable	25,287,000	6,361,395	31,648,395
Total noncurrent liabilities	<u>36,525,491</u>	<u>13,659,395</u>	<u>50,184,886</u>
Total liabilities	<u>\$ 38,860,456</u>	<u>\$ 13,670,557</u>	<u>\$ 52,531,013</u>

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Statement of Net Position (continued)**  
September 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>Deferred inflows of resources</b>			
Deferred inflows for FRS pension	\$ 1,014,716	\$ -	\$ 1,014,716
Deferred inflows for deferred rents	75,053	-	75,053
Total deferred inflows of resources	1,089,769	-	1,089,769
Total liabilities and deferred inflows of resources	<u>39,950,225</u>	<u>13,670,557</u>	<u>53,620,782</u>
<b>Net position</b>			
Net investment in capital assets	3,085,024	-	3,085,024
Restricted for:			
Capital projects	6,329,891	8,332	6,338,223
Unrestricted	(12,592,392)	(49,190)	(12,641,582)
<b>Total net position</b>	<u>\$ (3,177,477)</u>	<u>\$ (40,858)</u>	<u>\$ (3,218,335)</u>

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

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
(A component unit of the City of Riviera Beach, Florida)  
**Statement of Activities**  
September 30, 2021

Functions/Programs	Program Revenues				Net (Expenses) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total
					Governmental Activities	Business-type Activities	
<b>Primary government:</b>							
Governmental activities:							
General government	\$ 3,744,392	\$ 50,000	\$ 3,000	\$ -	\$ (3,691,392)	\$ -	\$ (3,691,392)
Real estate and development	2,194,564	-	-	-	(2,194,564)	-	(2,194,564)
Interest on long term debt	1,231,603	-	-	-	(1,231,603)	-	(1,231,603)
<b>Total governmental activities</b>	<b>7,170,559</b>	<b>50,000</b>	<b>3,000</b>	<b>-</b>	<b>(7,117,559)</b>	<b>-</b>	<b>(7,117,559)</b>
Business-type activities:							
Riviera Beach CDE, Inc.	535,121	328,114	-	-	-	(207,007)	(207,007)
<b>Total business-type activities</b>	<b>535,121</b>	<b>328,114</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(207,007)</b>	<b>(207,007)</b>
<b>Total primary government</b>	<b>\$ 7,705,680</b>	<b>\$ 378,114</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ (7,117,559)</b>	<b>\$ (207,007)</b>	<b>\$ (7,324,566)</b>
General revenues:							
Taxes					9,292,541	-	9,292,541
Interest					6,244	55,822	62,066
Miscellaneous					299,963	-	299,963
Total general revenues, special items, and transfers					<b>9,598,748</b>	<b>55,822</b>	<b>9,654,570</b>
Change in net position					2,481,189	(151,185)	2,330,004
Net position – beginning					(5,658,666)	110,327	(5,548,339)
<b>Net position - ending</b>					<b>\$ (3,177,477)</b>	<b>\$ (40,858)</b>	<b>\$ (3,218,335)</b>

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Balance Sheet - Governmental Funds**  
September 30, 2021

	<b>General Fund</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 8,616,235
Cash and cash equivalents - restricted	6,329,891
Due from other funds	520,033
Deposits held in escrow	60,927
Investment in joint venture	7,298,000
Total assets	<b>22,807,086</b>
<b>Liabilities</b>	
Accounts payable	114,313
Accrued liabilities	86,655
Unearned revenues	75,053
Due to other funds	9,772,800
Other liabilities	4,266
Total liabilities	<b>10,053,087</b>
<b>Fund Balances</b>	
Nonspendable	50,421
Assigned to:	
Redevelopment	12,703,578
Total fund balances (deficits)	<b>12,753,999</b>
<b>Total liabilities and fund balances (deficits)</b>	<b>\$ 22,807,086</b>

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Reconciliation of the Balance Sheet of  
Governmental Funds to the Statement of Net Position**  
September 30, 2021

Fund balances of governmental funds		\$ 12,753,999
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the governmental funds:		
Capital assets	\$ 14,545,528	
Less accumulated depreciation	<u>(1,119,630)</u>	13,425,898
Long term liabilities, including bonds and notes payable, are not due and payable in the current period and therefore, are not reported in the governmental funds:		
Bonds and notes payable	\$ (27,473,000)	
Compensated absences	(161,823)	
Net pension asset (liability)	(1,561,688)	
Net long-term liabilities		(29,196,511)
Some revenues are not available to pay for current period expenditures and, therefore are deferred in funds.		56,269
Certain deferred inflows/outflows related to pension and OPEB are not reported on the modified accrual basis of accounting:		
Deferred outflows of resources related to pensions	\$ 797,584	
Deferred inflows of resources related to pensions	<u>(1,014,716)</u>	(217,132)
<b>Net position of governmental activities</b>		<b><u>\$ (3,177,477)</u></b>

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

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
 (A component unit of the City of Riviera Beach, Florida)  
**Statement of Revenues, Expenditures, and Changes in**  
**Fund Balances – Governmental Funds**  
 For the Year Ended September 30, 2021

<b>Revenues</b>	
Taxes	\$ 9,292,541
Charges for services	50,000
Interest	6,244
Grants and contributions	3,000
Miscellaneous	299,963
Total revenues	<u>9,651,748</u>
<b>Expenditures</b>	
Current:	
General government	3,393,539
Real estate and redevelopment program	1,988,144
Debt service:	
Principal retirement	2,740,468
Interest	653,135
Capital outlay:	
Capital outlay	5,877,352
Total expenditures	<u>14,652,638</u>
Excess/(deficiency) revenues over expenditures	<u>(5,000,890)</u>
<b>Other Financing Sources (Uses)</b>	
Transfers in	14,890
Transfers out	(14,890)
Total other financing sources (uses)	<u>-</u>
Net change in fund balances	(5,000,890)
Fund balances - beginning	17,754,889
<b>Fund balances – ending</b>	<b><u>\$ 12,753,999</u></b>

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

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
 (A component unit of the City of Riviera Beach, Florida)  
**Reconciliation of the Statement of Revenues, Expenditures, and**  
**Changes in Fund Balances – Governmental Funds to the Statement of Activities**  
 For the Year Ended September 30, 2021

Net change in fund balances - total governmental funds \$ (5,000,890)

Amounts reported for governmental activities in the statement of net position are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are depreciated over their estimated useful lives and reported as depreciation expense.

Expenditures for capital assets	\$ 5,819,244	
Less: Current year depreciation	<u>(147,352)</u>	
		5,671,892

The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. These amounts are the net effect of these differences in the treatment of long-term debt and related items.

Principal paid on bonds and notes	\$ <u>2,162,000</u>	
		2,162,000

Some revenues in the statement of activities do not provide current financial resources and therefore not reported as revenues in the governmental funds.

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds.

Change in net pension liability	\$ 239,719	
Change in deferred inflows related to pensions	(991,221)	
Change in deferred outflows related to pensions	35,505	
Change in compensated absences	<u>364,184</u>	
		(351,813)

<b>Change in net position of governmental activities</b>	<b>\$ <u>2,481,189</u></b>	
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The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Statement of Net Position**  
September 30, 2021

	Riviera Beach CDE Inc.
<b>Assets</b>	
Current assets:	
Cash	\$ 277,287
Cash - Restricted	1,065,701
Accounts receivable	82,028
Due from affiliates	37,093
<b>Total current assets</b>	<b>1,462,109</b>
<b>Non-current assets:</b>	
Loans receivable	4,761,400
Building, net of depreciation	7,687,496
Total non-current assets	12,448,896
<b>Total assets</b>	<b>13,911,005</b>
<b>Liabilities and net assets</b>	
Current liabilities:	
Accounts payable	11,162
Due to affiliates	281,306
<b>Total current liabilities</b>	<b>292,468</b>
<b>Non-current liabilities:</b>	
Recoverable grant	6,930,000
Note payable	368,000
Loans payable, net	6,361,395
Total noncurrent liabilities	13,659,395
<b>Total liabilities</b>	<b>13,951,863</b>
<b>Net position</b>	
With donor restrictions	8,332
Unrestricted	(49,190)
<b>Total net position</b>	<b>(40,858)</b>
<b>Total liabilities and net position</b>	<b>\$ 13,911,005</b>

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**Proprietary Funds**  
For the Year Ended September 30, 2021

	Riviera Beach CDE Inc.
<b>Operating revenues</b>	
Rents and leases	\$ 328,114
<b>Total operating revenues</b>	<b>328,114</b>
 <b>Operating expenses</b>	
Asset management fees	20,076
Accounting fees	41,758
Legal fees	15,613
Bank charges	228
Management service fee	49,930
Professional fees	26,025
Miscellaneous	7,279
Depreciation of capital assets	307,149
<b>Total operating expenses</b>	<b>468,058</b>
<b>Operating revenues and gains in excess of operating expenses</b>	<b>(139,944)</b>
 <b>Nonoperating revenues / (expenses)</b>	
Investment returns, net	55,822
Interest expense, including amortization	(67,063)
<b>Total non-operating revenues /(expenses)</b>	<b>(11,241)</b>
Change in net position	(151,185)
Net position at beginning of year	110,327
Net position at end of year	<b>\$ (40,858)</b>

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Statement of Cash Flows**  
September 30, 2021

	<b>Riviera Beach CDE Inc.</b>
<b>Cash Flows from Operating Activities</b>	
Receipts	\$ 263,145
Payments	(173,474)
<b>Net cash provided (used) by operating activities</b>	<b>89,671</b>
<b>Cash Flows from Noncapital Financing Activities</b>	
Interfund transfers	107,617
<b>Net cash provided (used) by noncapital financing activities</b>	<b>107,617</b>
<b>Cash Flows from Capital and Related Financing Activities</b>	
Interest paid on debt	(162,981)
<b>Net cash provided (used) by capital and related financing activities</b>	<b>(162,981)</b>
<b>Cash Flows from Investing Activities</b>	
Investments earnings	55,823
Net cash provided (used) by investing activities	55,823
Net increase in cash and cash equivalents	90,130
Balances - beginning of year	1,252,858
<b>Balances - end of the year</b>	<b>\$ 1,342,988</b>
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>	
Operating income	(139,944)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	307,149
Changes in assets and liabilities:	
Accounts receivable	(64,969)
Accounts payable	(12,565)
<b>Net cash provided (used) by operating activities</b>	<b>\$ 89,671</b>

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

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## **Notes to the Basic Financial Statements**

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## **NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The summary of significant accounting policies of the Riviera Beach Community Redevelopment Agency (Agency) is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should, therefore, be read in conjunction with the basic financial statements.

The accompanying basic financial statements are presented in conformity with generally accepted accounting principles (GAAP) for governments in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). The following is a summary of the Agency's significant accounting policies and reporting practices.

### **Reporting Entity**

The consolidated financial statements include the accounts of the Corporation and the Subsidiary. Material intercompany transactions and balances have been eliminated in consolidation.

The Agency was established by a special act in 1969 of the Florida Legislature under Chapter 163 to develop and revitalize the blighted areas of the City of Riviera Beach (City). The Agency's services are rendered wholly within the boundaries of the City and its activities and transactions are intended to benefit the City by returning improved property to the City's tax rolls to enhance the business and cultural environment of the Agency's area and to provide employment to its citizens. The Agency was created by the City's Resolution No 130-84 dated August 7, 1984.

Community redevelopment agencies (CRA) are a common governmental tool for redevelopment in the State of Florida and operate on a budget generated by an increase in property taxes within a defined area. Once a CRA is established, a percentage of the increase in property taxes goes to the CRA. This tax increment is used to finance the redevelopment projects outlined in the Community Redevelopment Plan. The principal mission of the Agency is the preservation or enlargement of the community redevelopment area's tax base from which taxing authorities receive tax revenues to carry out public initiatives that stimulate the rehabilitation or redevelopment of the community redevelopment area.

According to Florida Statutes, Section 163.3755, Termination of community redevelopment agencies – (1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body. (2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature. (b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds. (c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**Notes to the Basic Financial Statements**  
September 30, 2021

Pursuant to GASB Statement No. 14, *The Financial Reporting Entity* and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*; the Agency is considered a blended component unit of the City. The Agency is reported in the City's basic financial statements, as required. The Board of Commissioners of the Agency is comprised of the members of the City Council.

*Riviera Beach CDE, Inc. (RBCDE)* – The RBCDE was organized in May 2011, pursuant to the laws of the State of Florida as a 501(c) (3) non-profit corporation and its primary mission is to provide investment capital to low-income communities or persons of low-income and to engage in other community development activities for neighborhood improvement and community and economic development by providing sustainable job opportunities for low income residents. The RBCDE is certified by the U.S. Department of Treasury, CDFI Fund, as a Community Development Entity. The RBCDE is governed by a Board of Directors that consists of a minimum of five directors. At least three directors must be either City or CRA employees and two shall be residents or business owners of the CRA area and represent low income communities.

The RBCDE is the sole member of the Riviera Beach Event Center, LLC (RBEC) which was formed in September 2013 pursuant to the laws of the State of Florida as a limited liability company. The RBEC is also recognized by the Internal Revenue Service as a tax-exempt organization under section 501 (c) (3) of the Internal Revenue Code. The purpose of the RBCDE is to facilitate the redevelopment and improvement of areas of blight and deterioration within the municipal limits of the City and to own and operate a community facility open to the public. These entities are part of a combined New Markets Tax Credit financing redevelopment of the Marina and to provide a community event center for the residents, businesses and visitors of the City.

Separate financial statements are issued for the RBCDE and the RBEC. The statements may be obtained from the Riviera Beach Community Redevelopment Agency, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404.

*Principles of Consolidation* - The RBCDE and RBEC are consolidated and all material intercompany transactions and balances have been eliminated in consolidation. In accordance with standards prescribed by the Financial Accounting Standards Board (FASB), the RBCDE evaluated its interests and determined that based on the rights afforded to it in the agreements, the RBCDE controls the RBEC and both entities have been consolidated in its statements. The financial statements for the RBCDE and RBEC are included in the Agency's financial statements for fiscal year ended September 30, 2021.

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

Government-wide financial statements include the Statement of Net Position and Statement of Activities. These statements present summaries of governmental activities for the Agency. The government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Assets and liabilities, including long-term liabilities, are included in the Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

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

**Notes to the Basic Financial Statements**

September 30, 2021

Fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period, or soon thereafter, to pay for liabilities of the current period.

For this purpose, the Agency considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Incremental property taxes, interest income, and certain loan repayments are susceptible to accrual. Other revenues that are generally not measurable until actually received are not accrued. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payments are due.

The General Fund is the Agency's primary operating fund which accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Capital Assets**

Capital assets are reported in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$750 and an estimated useful life in excess of one year. Capital assets which are purchased or acquired are carried at historical cost or estimated historical cost and capital assets which are donated or contributed are recorded at estimated fair value on the date received.

The costs of normal maintenance and repairs are charged to operations as incurred. Outlays for capital assets and improvements are capitalized as projects are constructed and depreciated over the remaining useful lives of the related assets, as applicable. Depreciation is computed using the straight-line method over the following estimated useful lives:

Buildings and improvements	10 to 40 years
Furniture, fixtures and equipment	3 to 10 years

**Restricted Assets**

Restricted assets represent developer deposits held in escrow and cash restricted for capital improvements. Proceeds of revenue bonds are set aside in accordance with bond covenants or by ordinance are classified as restricted assets. Restricted long-term assets are not required to be presented on the balance sheets of governmental funds under the modified accrual basis of accounting; however, certain assets are restricted as to their use. Such assets include debt proceeds and amounts held for debt service.

**Compensated Absences**

Regular full-time employees may accumulate, within certain limits, sick leave annually. A liability is accrued for unused vacation leave at year end. Sick leave is accrued as a liability as the benefits are earned by the employee only to the extent that it is probable that the employee will be compensated for the benefits upon termination or retirement. Compensated absences are accrued when earned in the government-wide and enterprise fund financial statements. Compensated absences liability is calculated based on the salary rate in effect at year end. In the government-wide financial statements, compensated absences liability is classified into two components - amounts due within one year (current portion) and amounts due in more than one year (non-current portion).

**Notes to the Basic Financial Statements**

September 30, 2021

### Long-Term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the government-wide and proprietary fund type Statement of Net Position. Bonds payable are reported net of bond premiums or discounts and deferred refunding amounts. Premiums, discounts, and issuance costs are amortized over the life of the bonds using the effective interest method. Deferred amounts on refunding are amortized over the shorter of the remaining life of the old debt or the life of the new debt using the straight-line method, which does not result in a material difference from the effective interest method. Costs of issuing bonds and deferred charges on refunding bonds are capitalized in the governmental activities of the Statement of Net Position.

Governmental funds recognize bond premiums and discounts, as well as issuance costs during the current period. The face amount of the debt is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Debt issuance costs and debt payments are reported as expenditures.

### Fund Balance Policies

GASB Statement No. 54, Fund Balance Reporting Governmental Fund Type Definitions, establishes accounting and financial reporting requirements for governmental funds and criteria for classifying fund balances. Accordingly, the governmental fund financial statements report fund equity classifications that comprise a hierarchy based primarily on the extent to which the Agency is legally bound to honor the specific purposes for which amounts in fund balance may be spent. Amounts which are restricted to specific purposes either by a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation are classified as fund balances.

Amounts which may be appropriated, modified, or rescinded for specific purposes pursuant to constraints imposed by the Board are classified as committed fund balances. Amounts which are constrained by the intent to be used for specific purposes, but are neither restricted nor committed are classified as assigned fund balances. Fund balances can only be assigned by the Board. Non-spendable fund balances include amounts which cannot be spent because they are either a) not in spendable form; or b) legally or contractually required to be maintained intact.

Fund balances for governmental funds are displayed in the following classifications depicting the relative strength of the spending constraints placed on the purposes for which resources can be used. The fund balance classifications are summarized below:

Non-spendable - Amounts that cannot be spent because they are a) not in a spendable form; or b) legally or contractually required to remain intact.

Restricted - Amounts that are restricted for specific purposes by a) constraints imposed by external providers; or b) imposed by constitutional provisions or through enabling legislation.

Committed - Amounts for specific purposes pursuant to constraints imposed by the Board.

Assigned - Amounts intended to be used for specific purposes, but are neither restricted nor committed. Assignments of fund balances are made by management based upon the direction of the Board.

Unassigned - Amounts not restricted, committed or assigned to specific purposes.

**Notes to the Basic Financial Statements**

September 30, 2021

Committed fund balance is used first, followed by assigned fund balance, and then unassigned fund balance when expenditures are incurred for the purposes for which amounts in any of the unrestricted fund balance classifications may be used.

The Agency uses restricted amounts first when both restricted and unrestricted fund balances are available, unless there are legal agreements that prohibit doing this, such as grant and loan agreements that require dollar for dollar spending. The Executive Director has created assigned fund balance for major program expenses associated with the Marina and the Clean and Safe program.

### **Net position**

Contributions received, if any, are recorded as with or without donor restrictions depending on the existence and/or nature of any donor restrictions. Support that is restricted by the donor is reported as an increase in net position without donor restrictions if the restrictions expire in the reporting period in which the support is recognized. Other donor-restricted support is reported as an increase in net position with donor restrictions, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net position with donor restrictions are classified to net position without donor restrictions and reported on the statement of activities as net assets released from restriction. It is the RBCDE's policy to recognize gifts of long-lived assets as unrestricted support in the period in which the assets are placed in service.

### **Use of Estimates**

Management is required to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities and amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from management's estimates. Significant estimates used in these financial statements include allowances for uncollectible accounts.

### **Budgets**

The Agency's Board adopts a balanced operating budget and appropriates funds for the General Fund on an annual basis. Appropriations are legally controlled at the object code level and expenditures may not legally exceed budget appropriations.

### **Tax Increment Financing**

In January of each year, the Palm Beach County Property Appraiser's Office and the City of Riviera Beach provide the Agency with an estimated tax increment financing amount. When the final tax roll valuations are issued, the Property Appraiser's Office notifies the Agency of the actual payment and the shortage is remitted to the Agency. If there is an overpayment, a refund is requested from the Agency.

### **Income Taxes**

The RBCDE and RBEC are exempt from income taxes under Section 501 (c) (3) of the IRC, except for income taxes on "unrelated business income," as defined in the IRC. Management believes that all material activities of the RBCDE and the RBEC are not subject to income taxes. The RBCDE and RBEC are required to file and does file tax returns with the IRS and other taxing authorities. Accordingly, the consolidated financial statements of the RBCDE do not reflect a provision for income taxes and

**Notes to the Basic Financial Statements**

September 30, 2021

the RBCDE and RBEC have no other tax positions which must be considered for disclosure. Income tax returns filed by the RBCDE and RBEC are subject to examination by the IRS for a period of three years. The first year that the RBCDE was required to file tax returns with the IRS was 2014.

**NOTE 2 – DEPOSITS**

Cash and cash equivalents include cash on hand, amounts in demand and time deposits, and short-term investments with original maturity dates within three months of the date acquired. Deposits are held in qualified public depositories (QPD) pursuant to Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*. Provisions of the act require that public deposits may only be held at QPD. The Act requires that QPD deposit with the State Treasurer, eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. The Treasurer establishes minimum required collateral pledging levels. Collateral must be deposited with an approved financial institution. Potential losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other QPD of the same type as the depository in default.

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**Notes to the Basic Financial Statements**  
September 30, 2021

**NOTE 3 - CAPITAL ASSETS**

Capital asset activity for fiscal year ended September 30, 2021 is as follows:

	Beginning Balance Oct. 1, 2020	Additions	Deletions	Ending Balance Sept. 30, 2021
<b>Governmental activities</b>				
Capital assets not being depreciated:				
Land	\$ 5,913,241	\$ 5,716,958	\$ -	\$ 11,630,199
Construction in progress	-	84,571	-	84,571
Total capital assets not being depreciated	<u>5,913,241</u>	<u>5,801,529</u>	<u>-</u>	<u>11,714,770</u>
Capital assets being depreciated:				
Buildings and improvements	2,464,261	-	-	2,464,261
Equipment	348,782	17,715	-	366,497
Total capital assets being depreciated	<u>2,813,043</u>	<u>17,715</u>	<u>-</u>	<u>2,830,758</u>
Less accumulated depreciation:				
Buildings and improvements	(656,448)	(134,727)	-	(791,175)
Equipment	(315,830)	(12,625)	-	(328,455)
Total accumulated depreciation	<u>(972,278)</u>	<u>(147,352)</u>	<u>-</u>	<u>(1,119,630)</u>
<b>Governmental activities capital assets, net</b>	<u><b>\$ 7,754,006</b></u>	<u><b>\$ 5,671,892</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 13,425,898</b></u>
<b>Business-type activities</b>				
Capital assets being depreciated:				
Building	\$ 8,875,701	\$ -	\$ -	\$ 8,875,701
Furniture and equipment	518,451	-	-	518,451
Total capital assets	<u>9,394,152</u>	<u>-</u>	<u>-</u>	<u>9,394,152</u>
Less accumulated depreciation for:				
Building	(966,313)	(221,892)	-	(1,188,205)
Furniture and equipment	(433,194)	(85,257)	-	(518,451)
Total accumulated depreciation	<u>(1,399,507)</u>	<u>(307,149)</u>	<u>-</u>	<u>(1,706,656)</u>
<b>Business-type - capital assets (net)</b>	<u><b>\$ 7,994,645</b></u>	<u><b>\$ (307,149)</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 7,687,496</b></u>

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**Notes to the Basic Financial Statements**  
September 30, 2021

**NOTE 4 – LONG-TERM LIABILITY**

Long-term liability activity for fiscal year ended September 30, 2021 is as follows:

	Beginning Balance Oct. 1, 2020	Additions	Deletions	Ending Balance Sept. 30, 2021	Due within One Year
<b>Governmental activities</b>					
Community Redevelopment Project Notes, Series 2006	\$ 1,823,621	\$ -	\$ 578,468	\$ 1,245,153	\$ 607,392
Redevelopment Revenue Notes, 2020A	13,297,000	-	1,413,000	11,884,000	1,437,000
Redevelopment Revenue Notes, 2020B	16,338,000	-	749,000	15,589,000	749,000
Advance from City	10,194,621	-	679,641	9,514,980	679,641
<b>Total bonds and notes payable</b>	<b>41,653,242</b>	<b>-</b>	<b>3,420,109</b>	<b>38,233,133</b>	<b>3,473,033</b>
Compensated absences	197,328	-	35,505	161,823	-
Net pension liability	1,801,407	-	239,719	1,561,688	-
<b>Total governmental activities</b>	<b>43,651,977</b>	<b>-</b>	<b>3,695,333</b>	<b>39,956,644</b>	<b>3,473,033</b>
<b>Business-type activities</b>					
Recoverable grant	7,298,000	-	-	7,298,000	-
Loans payable, net of debt issuance costs	6,457,312	-	69,371	6,387,941	-
<b>Total business-type activities</b>	<b>13,755,312</b>	<b>-</b>	<b>69,371</b>	<b>13,685,941</b>	<b>-</b>
<b>Total long-term liabilities</b>	<b>\$ 57,407,289</b>	<b>\$ -</b>	<b>\$ 3,764,704</b>	<b>\$ 54,642,585</b>	<b>\$ 3,473,033</b>

*Community Redevelopment Projects Note, Series 2006*

The Agency issued two series of bond anticipation notes to finance the development and implementation of capital projects included in the Community Redevelopment Plan. The Series 2002A note, in the amount of \$5,010,000, was issued in March 2002. The Series 2003A note, in the amount of \$2,000,000, was issued in August 2003. Series 2002A and Series 2003A notes were retired in full on July 5, 2006. In July 2006, the City issued the *Community Redevelopment Projects Note, Series 2006* in the amount \$7,175,876 to repay the Series 2002A and Series 2003A notes. The Series 2006 note was issued by the City; however, the proceeds were used to refinance the Agency's debt and the Agency makes the debt service payments. The Series 2006 note bears an interest rate of 4.19% per annum. Principal and interest payments are secured by a pledge of tax incremental financing to the City, which in turn has subordinated its interest to BB&T Bank and the Series 2011 note.

Future debt service requirements to maturity are as follows:

Year ending September 30	Principal	Interest	Total
2022	\$ 607,392	\$ 39,447	\$ 646,839
2023	637,761	13,361	651,122
<b>Total</b>	<b>\$ 1,245,153</b>	<b>\$ 52,808</b>	<b>\$ 1,297,961</b>

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**Notes to the Basic Financial Statements**  
September 30, 2021

*Redevelopment Refunding Revenue Note, Series 2020A*

In August 2020, the CRA issued Redevelopment Refunding Revenue Note, Series 2020A in the amount of \$13,297,000 in order to refinance its outstanding Redevelopment Revenue Note, Series 2013A and a portion of its outstanding Redevelopment Revenue Note, Series 2018.

Future debt service requirements to maturity are as follows:

Year ending September 30	Principal	Interest	Total
2022	\$ 1,437,000	\$ 215,100	\$ 1,652,100
2023	1,956,000	189,091	2,145,091
2024	1,997,000	153,687	2,150,687
2025	2,040,000	117,541	2,157,541
2026	523,000	40,309	563,309
2027-2031	2,757,000	257,708	3,014,708
2032-2033	1,174,000	31,965	1,205,965
<b>Total</b>	<b>\$ 11,884,000</b>	<b>\$ 1,005,401</b>	<b>\$ 12,889,401</b>

*Taxable Redevelopment Refunding and Improvement Revenue Note, Series 2020B*

In August 2020, the CRA issued Taxable Redevelopment Refunding and Improvement Revenue Note, Series 2020B in the amount of \$16,338,000 to refinance the outstanding Redevelopment Taxable Refunding Revenue Note, Series 2013B and a portion of its outstanding Redevelopment Revenue Notes, Series 2018 and to fund various community redevelopment projects within the Riviera Beach Community Redevelopment area including the acquisition and renovation of certain property within the CRA, marina infrastructure, street improvements, affordable housing projects, and qualified grants and such other projects as may be approved by the CRA from time to time in accordance with the redevelopment plan:

Future debt service requirements to maturity are as follows:

Year ending September 30	Principal	Interest	Total
2022	\$ 749,000	\$ 374,136	\$ 1,123,136
2023	934,000	356,160	1,290,160
2024	955,000	333,744	1,288,744
2025	970,000	310,824	1,280,824
2026	1,376,000	287,544	1,663,544
2027-2031	7,393,000	926,184	8,319,184
2032-2033	3,212,000	116,088	3,328,088
<b>Total</b>	<b>\$ 15,589,000</b>	<b>\$ 2,704,680</b>	<b>\$ 18,293,680</b>

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**Notes to the Basic Financial Statements**  
September 30, 2021

**Loans Payable**

*Riviera Beach Event Center – NDC Loan A*

The Riviera Beach Event Center, LLC (RBEC), a subsidiary of the RBCDE, executed a loan payable with NDC New Markets Investments LXXXIV, LLC (Lender) on July 8, 2014 in the amount of \$4,761,400. The loan bears an interest rate of 1.00% per annum. The loan is secured by a mortgage, assignment of leases and rents, security agreement, and a performance and completion guaranty from the RBEC. Commencing October 5, 2014, quarterly payments of interest only are due through January 5, 2023. Commencing April 5, 2023, monthly payments of principal and interest shall be due based on a 333-month amortization period through maturity on October 1, 2050, at which time all outstanding principal and any accrued interest shall be due

The following is a summary of principal maturities for each of the ensuing years through maturity:

Year ending September 30	Principal	Interest	Total
2022	\$ -	\$ 48,275	\$ 48,275
2023	111,988	47,990	159,978
2024	150,384	46,697	197,081
2025	152,043	45,038	197,081
2026	153,590	47,990	201,580
2027-2050	4,193,395	536,539	4,729,934
<b>Total</b>	<b>\$ 4,761,400</b>	<b>\$ 772,529</b>	<b>\$ 5,533,929</b>

*Riviera Beach Event Center – NDC Loan B*

RBEC executed a loan payable with the Lender on July 8, 2014 in the amount of \$2,028,600. The loan bears an interest rate of 1.00% per annum. The loan is secured by a mortgage, assignment of leases and rents, security agreement, and a performance and completion guaranty from the RBEC. Commencing October 5, 2014, quarterly payments of interest only are due through January 5, 2023. Commencing April 5, 2023, monthly payments of principal and interest shall be due based on a 333-monthly amortization period through maturity on October 1, 2050, at which time all outstanding principal and any accrued interest shall be due.

The following is a summary of principal maturities for each of the ensuing years through maturity:

Year ending September 30	Principal	Interest	Total
2022	\$ -	\$ 19,503	\$ 19,503
2023	45,244	19,388	64,632
2024	60,756	18,865	79,621
2025	61,426	18,195	79,621
2026	62,050	17,570	79,620
2027-2050	1,694,124	216,765	1,910,889
<b>Total</b>	<b>\$ 1,923,600</b>	<b>\$ 310,286</b>	<b>\$ 2,233,886</b>

**Notes to the Basic Financial Statements**  
September 30, 2021

Debt issuance costs, net of accumulated amortization totaled \$323,605 as of September 30, 2021. Amortization of debt issuance costs on the above loans payable is being amortized under the effective interest method using an imputed interest rate of 1.31%.

**NOTE 5 – LEASE OBLIGATIONS**

The CRA leased commercial office space for its operations. The CRA terminated the lease agreement for office space with the landlord on July 30, 2021.

**NOTE 6 – RETIREMENT PLAN**

Effective June 1, 2015, those Agency's employees who were eligible to participate in the Florida Retirement System (FRS) became participants in FRS jointly with the City. As provided by Florida Statutes, Chapters 112 and 121, the FRS provides two cost sharing, multiple employer defined benefits plans administered by the Florida Department of Management Services, Division of Retirement.

As a general rule, membership in the FRS is compulsory for all employees in regularly established positions for a state agency, county government, or a participating city or special district within the State of Florida.

Enrolled members of FRS, other than DROP participants, are required to contribute 3% of their salary to FRS and no contribution is required for HIS members. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year.

Employer contribution rates by job class for the period from October 1, 2020 to June 30, 2021 and July 1, 2021 to September 30, 2021, respectively, were as follows: Regular – 10.00% and 10.82%, Special Risk – 24.45% and 25.89%, Elected Officers – 58.91% and 63.73%, Senior Management – 27.29% and 29.01%, and FRS DROP participants – 16.98% and 18.34%. Employer contribution rates include 1.66% HIS Plan subsidy for the period October 1, 2020 through September 30, 2021. The CRA's contributions to FRS and HIS for the fiscal year ended September 30, 2021, was \$142,662 which was equal to 100% of the required contributions for the year.

Certain employees who met specific criteria had the option to continue with the existing plan, a defined contribution 401 (a) plan, managed by Nationwide Insurance. Seven qualified employees opted to continue with this plan. Contributions to this plan are immediately 100% vested. Employees are not allowed to contribute additional funds. The Agency makes contributions to the Nationwide 401(a) plan in the amount of 6% of the participant's qualified compensation.

For additional disclosures related to the Agency's participation in FRS, please refer to Note 13 of the City's Annual Comprehensive Financial Report.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Notes to the Basic Financial Statements**  
September 30, 2021

## **NOTE 7 – RELATED PARTY TRANSACTIONS**

### **2006 Note**

In July 2006, the City issued the Community Redevelopment Projects Note, Series 2006, in the amount of \$7,175,876 to refund the *Community Redevelopment Bond Anticipation Notes, Series 2002A and Series 2003A*. Through an interlocal agreement, the Agency pledged its tax incremental revenues to the City for the payment of the amounts due by the City pursuant to the Series 2006 Note.

### **Ocean Mall Redevelopment (OMRD) Loan**

The Ocean Mall, a retail property, and the Municipal Beach are owned by the City. The properties are located within the Agency's boundaries. In October 2009, the City loaned \$10,194,621 to the Agency and in turn, the Agency provided a grant to Ocean Mall Redevelopment, LLC (OMRD) to make required infrastructure, parking and beach improvements. On behalf of the Agency, the City advanced the loan proceeds to OMRD based on draw requests from OMRD for construction of the improvements based on inspection and approval of the requests by the City.

In April 2011, the City agreed to modify the loan agreement by offering more flexible terms to the Agency. The loan agreement was further modified in February 2016, in order to enhance the Agency's cash flow to meet ongoing operational needs. The Agency's Board approved the Second Modification to the Loan Agreement. The terms of the Second Modification reduced the interest rate to zero percent for the remainder of the term of the loan and the Agency will pay the City fifteen equal installments of \$679,641 each October 1st, commencing October 1, 2023 until the loan is paid in full.

In October 2020, the City and the CRA agreed to a third modification to the Loan Agreement between the City and CRA to change the date of the previously agreed to repayment schedule to begin payments in the CRA's FY 2021 budget year. The CRA shall pay fifteen equal annual installments of \$679,641 each January 1st, commencing January 1, 2021 until the loan is paid in full.

### **RBCDE Recoverable grant**

The RBCDE entered into a services agreement with the Agency to manage its books, records, and operations. As a consequence, the Agency has a controlling influence over the day-to-day management and operations of the RBCDE. Additionally, the Agency's Executive Director was named as the uncompensated non-member manager of the RBEC.

The RBCDE entered into a recoverable grant agreement with the Agency on December 1, 2013. Funding up to \$8,928,728, payable in installments, was granted to provide funding for the construction of the Event Center. The grant proceeds are reflected in recoverable grants in the financial statements. Repayment of the grant proceeds is due upon repayment of loan receivable principal payments, unless otherwise canceled in accordance with the grant agreement. As of September 30, 2021, the RBCDE received advanced grant proceeds of \$6,930,000.

**Notes to the Basic Financial Statements**

September 30, 2021

**RBCDE Note payable**

During 2013, the Agency over funded the recoverable grant by \$368,000. The amount over funded is to be repaid by the RBCDE out of available cash flow. As of September 30, 2021, the amount remained payable as there was no available cash flow for repayment.

**RBCDE Management services fee**

The Agency entered into a services agreement with the RBCDE to manage its books, records, and operations and for other management services as required. An annual management services fee of \$50,000 is due October 31st of each year for services provided during the prior year. For the year ended September 30, 2021, a fee of \$50,000 was incurred.

**RBEC Facility lease**

The RBEC entered into a facility lease agreement to lease the Event Center to the Agency so that the Agency could vest control of the operations of the Event Center and to allow the RBEC sufficient funds to service loans from NDC New Markets Investments LXXXIV, LLC. The Agency took possession of the Event Center upon substantial completion of the Event Center and receipt of a certificate of occupancy, which occurred April 26, 2016. The lease agreement will terminate on September 30, 2050. Annual rent of \$299,349, under triple net lease terms, shall be increased annually by the Consumer Price Index for All Urban Consumers, and is due quarterly in arrears.

**RBEC Ground lease**

On July 2, 2014, the RBEC entered into an agreement with the City to lease land containing real property of approximately 36,488 square feet in order to construct and operate a mixed use community center. The term of the lease is fifty years. The annual rent is \$1 for the lease term and was prepaid by the RBCDE.

**NOTE 8 – RISK MANAGEMENT**

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The Agency purchases insurance through the Florida Municipal Insurance Trust. There have been no settlements that exceeded insurance coverage during the fiscal year.

**NOTE 9 – SUBSEQUENT EVENTS**

The Agency has evaluated subsequent events through June 29, 2022 the date that the financial statements were issued.

*Assignment and Assumption of Ground Lease from Riviera Beach Event Center, LLC*

The New Market Tax Credit (NMTC) agreements and financial structures for the Riviera Beach Event Center are approaching the end of their seven-year term. The City owns the land the Event Center is built upon and currently leases the property to the entities created by the NMTC transaction. In November 2021, the CRA board of commissioners authorized the acceptance of an assignment and assumption of ground lease from Riviera Beach Event Center, LLC (RBEC) and authorized the agreement of termination of facility lease agreement and agreement of termination of parking agreement between the CRA and the Riviera Beach Event Center, LLC for the Marina Event Center. The CRA agreed to accept an Assignment and Assumption of Ground Lease from RBEC and in consideration of such assignments, agrees that any obligation for Riviera Beach CDE, Inc. (RBCDE) to repay any amount under that certain Recoverable Grant Agreement dated as of December 11, 2013 between the CRA and RBCDE, as amended that certain First Modification to Recoverable Grant Agreement dated as of June 25, 2014 is deemed satisfied and following such assignment to enter into an Agreement of Termination of Facility Lease Agreement and an Agreement of Termination of Parking Agreement.

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## **Required Supplementary Information**

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Statement of Revenues, Expenditures And Changes in Fund Balance**  
**Budget and Actual – General Fund**  
September 30, 2021

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>Revenues</b>				
Taxes	\$ 9,295,563	\$ 9,863,450	\$ 9,292,541	\$ (570,909)
Charges for services	-	-	50,000	50,000
Interest	-	-	6,244	6,244
Grants and contributions	-	-	3,000	3,000
Miscellaneous	20,140,936	19,023,623	299,963	(18,723,660)
Total revenues	<u>29,436,499</u>	<u>28,887,073</u>	<u>9,651,748</u>	<u>(19,235,325)</u>
<b>Expenditures</b>				
Current:				
General government	4,852,155	5,749,811	3,392,579	2,357,232
Real estate and development	4,592,580	5,384,333	1,989,104	3,395,229
Total current	<u>9,444,735</u>	<u>11,134,144</u>	<u>5,381,683</u>	<u>5,752,461</u>
Debt service:				
Principal retirement	3,420,109	4,344,296	2,740,468	1,603,828
Interest	653,135	248,185	653,135	(404,950)
Total debt service	<u>4,073,244</u>	<u>4,592,481</u>	<u>3,393,603</u>	<u>1,198,878</u>
Capital outlay:				
Capital outlay	15,918,520	13,264,548	5,877,352	7,387,196
Total capital outlay	<u>15,918,520</u>	<u>13,264,548</u>	<u>5,877,352</u>	<u>7,387,196</u>
Total expenditures	<u>29,436,499</u>	<u>28,991,173</u>	<u>14,652,638</u>	<u>14,338,535</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>(104,100)</u>	<u>(5,000,890)</u>	<u>(4,896,790)</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	2,228,172	(14,890)	(2,243,062)
Transfers out	-	(2,228,172)	14,890	2,243,062
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net changes in fund balance	-	(104,100)	(5,000,890)	(4,896,790)
Fund balance - beginning	17,754,889	17,754,889	17,754,889	-
Fund balance - ending	<u>\$ 17,754,889</u>	<u>\$ 17,650,789</u>	<u>\$ 12,753,999</u>	<u>\$ (4,896,790)</u>

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)  
**Note to Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual – General Fund  
September 30, 2021**

**NOTE 1 – BUDGETARY ACCOUNTING**

The Agency prepares its budget for the General Fund on a basis consistent with generally accepted accounting principles. The procedures for establishing budgetary data reflected on the budgetary comparison schedule are as follows:

- Approximately July 1, the Executive Director submits to the Agency Board a proposed operating budget prepared for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to October 1, the budget is legally enacted through the passage of a resolution.
- Appropriations are legally controlled at the fund level and expenditures may not legally exceed budgeted appropriations.
- For the year ended September 30, 2021, expenditures did not exceed appropriations. Budgetary appropriations for capital outlay were higher than actual expenditures.



## **Compliance Section**



HCT Certified Public Accountants & Consultants, LLC

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

To the Board of Directors  
Riviera Beach Community Redevelopment Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund information of the Riviera Beach Community Redevelopment Agency (the ‘Agency’), a component unit of the City of Riviera Beach, Florida (the ‘City’) as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Agency’s basic financial statements, and have issued our report thereon dated June 29, 2022.

**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 may exist that have not been identified.

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Hollywood  
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**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 Agency’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida  
June 29, 2022

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

**City of Riviera Beach Community Redevelopment Agency  
Schedule of Findings and Questioned Costs  
For the Fiscal Year Ended September 30, 2021**

I. Summary of Independent Auditor's Results

Financial Statements

Type of report the auditor issued: **Unmodified**

Internal control over financial reporting:

- Material weakness(es) identified?            \_\_\_yes            Xno
- Significant Deficiency(s)?                    \_\_\_yes            Xnone reported

Noncompliance material to financial statements noted?                    \_\_\_yes            Xno

II. Prior Year Findings

**2019-001 Reporting** - SIGNIFICANT DEFICIENCY

**Condition:** HCT noted that the audit report had not been filed with the Florida Department of Financial Services for the fiscal year ended September 30, 2019 timely.

**Recommendation:** We recommend that the CRA reviews the financial reporting processes and make necessary changes to facilitate timely preparation of financial reports.

**Current Year Status:** Fully implemented.

III. Financial Statement Findings

**None**

HCT Certified Public Accountants & Consultants, LLC

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH SECTION 218.415,  
FLORIDA STATUTES, LOCAL GOVERNMENT INVESTMENT POLICIES**

To the Board of Directors  
The Riviera Beach Community Redevelopment Agency  
Riviera Beach, Florida

We have audited the financial statements of the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida (the "City") as of and for the year ended September 30, 2021, and have issued our report thereon dated June 29, 2022.

**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 Florida Auditor General.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards, Schedule of Findings and Questioned Costs; the Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General, and the management letter in accordance with the rules of the Auditor General of the State of Florida. Disclosures in those reports and schedule, which are dated June 29, 2022, should be considered in conjunction with this report.

**Local Government Investment Policies**

We have examined the Agency's compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2021. Management is responsible for Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021. This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida  
June 29, 2022

HCT Certified Public Accountants & Consultants, LLC

## MANAGEMENT LETTER

To the Board of Directors  
The Riviera Beach Community Redevelopment Agency  
Riviera Beach, Florida

### Report on the Financial Statements

We have audited the financial statements of the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida, as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 29, 2022.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standard*; and the Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 29, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Agency's official title is disclosed in Note 1 to the Financial Statement. The Agency has no component units.

### Financial Condition and Management

Section 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 identification of the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY  
(A component unit of the City of Riviera Beach, Florida)

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.

**Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

**Additional Matters**

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

**Purpose of this Letter**

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

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida

June 29, 2022