Rockledge Community Redevelopment Agency
City of Rockledge, Florida

FINANCIAL STATEMENTS

Year Ended September 30, 2021

Prepared by: Carol King

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
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As of September 30, 2021

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Rockledge Community Redevelopment Agency
City of Rockledge, Florida
City Officials
As of September 30, 2021

MAYOR

Thomas J. Price

CITY COUNCIL

Michael A. Cadore

Dr. R. Shaun Ferguson

Sammie Brown Martin

Frank T. Forester

Duane A. Daski

Ted J. Hartselle

CITY MANAGER

Dr. Brenda Fettrow

ASSISTANT CITY MANAGER

Matthew D. Trine

CITY ATTORNEY

Joseph E. Miniclier

CITY CLERK/PUBLIC RELATIONS

Jennifer M. LeVasseur

DIRECTOR, PLANNING & ZONING

John W. Cooper

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Agency Officials
As of September 30, 2021

COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

Edward Inman

Lynne Krnoul Roll

Steve Lum

Frederick Sanders

Al Siefert

Janet Monaco

David Bucher

CITY MANAGER

Dr. Brenda Fettrow

ASSISTANT CITY MANAGER

Matthew D. Trine

CITY ATTORNEY

Joseph E. Miniclier

CITY CLERK/PUBLIC RELATIONS

Jennifer M. LeVasseur

DIRECTOR, PLANNING & ZONING

John W. Cooper

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CITY HALL

1600 HUNTINGTON LANE
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6356

BUILDING DIVISION

1600 HUNTINGTON LANE
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6356

PUBLIC SAFETY DEPT.

FIRE DIVISION

1776 JACK OATES BLVD.
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6386

POLICE DIVISION

1776 JACK OATES BLVD.
ROCKLEDGE, FL 32955
TELEPHONE: 321-690-3213
FAX: 321-690-3996

PUBLIC WORKS DEPT.

1400 N. GARDEN ROAD
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6353

WASTEWATER TREATMENT & WATER RECLAMATION DEPT.

1700 JACK OATES BLVD.
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6377

REDEVELOPMENT

1600 HUNTINGTON LANE
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6356

www.cityofrockledge.org

April 26, 2022

The Honorable Chairman and Board of Commissioners,
The Honorable Mayor and Members of City Council,
And Citizens of the City of Rockledge:

The Annual Financial Report of the Rockledge Community Redevelopment Agency, City of Rockledge, Florida, for the fiscal year ended September 30, 2021, is hereby submitted. The report includes Management's Discussion and Analysis and is reflective of management's position on the financial status of the Agency. Management is responsible for the contents of the annual financial report. As such, management, with the support of the elected officials, has established a comprehensive framework of internal controls to protect the Agency from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Agency's financial statements in conformity with generally accepted accounting principles (GAAP). This framework of internal controls, despite inherent limitations, is established to provide a reasonable basis for asserting that these financial statements are fairly presented. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The firm of Carr, Riggs & Ingram, LLC, has audited the Agency's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Agency for the fiscal year ended September 30, 2021 are free of material misstatement. The independent audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Agency's financial statements for the fiscal year ended September 30, 2021, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, an overview, and an analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This Letter of Transmittal is designed to complement the MD&A and should be read in conjunction with it. The report reflects work compliant with Governmental Accounting Standards Board (GASB) Statement No. 34 and was performed independent of the audit provisions. This report also includes accounting for capital assets and long-term liabilities. This information will have an impact on the financial structure of the report and there will be additional statements within the document depicting those requirements.

PROFILE OF THE AGENCY

Under its enabling legislation, and pursuant to Chapter 163, Part III, Florida Statutes, the Rockledge City Council (Council) established the City of Rockledge Community Redevelopment Agency (Agency) on January 23, 2002, as a dependent special district to guide the City of Rockledge (City) in its redevelopment efforts. The Agency is governed by a seven member Board of Commissioners (Board) appointed by the Council.

Operationally, the City Manager is responsible for carrying out the policies and initiatives of the Agency, overseeing daily operations, and appointing the Coordinator and hiring all other employees of the City who facilitate the operations of the Agency. All activities of the Agency are conducted by employees of the City, for which the Agency provides payment.

The Agency, in compliance with its Redevelopment Plan (Plan), as updated in 2012, has designated 4 sub-districts where it strives to foster revitalization through public investments in order to improve infrastructure and aesthetics. This results in an inviting area in which the private sector will want to more actively invest. The Agency pursues economic development opportunities, while also serving as a liaison and advocate for the existing business community, and endeavors to preserve and enhance the tax base.

The annual budget is a foundation for the financial planning and control for the Agency and is meant to further the Plan's vision and intent. The budget process begins at staff level in May of each year and is worked through the Council Finance and Budget Committee in June, July, and August. A public workshop is held in August and public hearings in September for adoption of the budget to begin October 1 of each year. The annual tax millage rate is also established at the same time as adoption of the budget.

The City Manager can make appropriate transfers within the budget without Council or Board approval. Changes to overall budgets require approval by the Council. The Council and Board receive monthly reports of financial conditions of the Agency, including comparisons as to budget and actual expenditures.

FACTORS AFFECTING FINANCIAL CONDITIONS

As a part of the Central Florida Regional economy, Rockledge has slowly rebounded financially since the recession years of 2009-2012. During Fiscal Year 2021, unemployment was volatile, but ultimately decreased to 3.7 percent, the volatility likely due to the COVID-19 pandemic, continuing the downward trend from what started at double digits during the period of 2009-2012. The expansion of business in the City and sub-districts continues to be positive. Economic development on a comprehensive basis has been aided by redevelopment projects. The Agency marketing efforts continue in order to attract new business, support existing business, and to revitalize vacant and underutilized properties.

Economic conditions for fiscal year 2021 remained strong in the context of the COVID-19 pandemic, as is evidenced in the overall redevelopment activity and property values. Total incremental property values increased by $13.1 million over the prior fiscal year, an increase of 5.2%. Total number of façade grants closed during the fiscal year decreased to 9 in 2021, from 11 in 2020.

The Agency is scheduled to sunset on September 30, 2026, providing five more fiscal years to achieve the remaining objectives of the Plan. Therefore, in Fiscal Year 2021, a continued focus on the Strategic Implementation Plan was maintained, which included the projection of future revenues of the Agency and execution of best use projects with targeted completions before the sunset date.

As a top priority, the Agency continues to fund Façade Grants and educate and inform potential private investors about the unique attractive aspects and geographical resources within the City. In Fiscal Year 2021, the Agency completed 9 Façade Improvement Grants. Additionally, the Agency continues to meet its debt obligations. The Community Redevelopment Agency (CRA) tax-exempt loan for the Barton Boulevard Project has now been reduced to $250,000 at a 1.60 percent interest rate, with satisfaction complete by 2022. In addition, the CRA has a $500,000 credit line bearing interest at 3.25% with Community Bank of the South. As of September 30, 2021, this debt instrument was fully satisfied.

The Agency's defined purpose of utilizing restricted funds to attain the objectives of the Plan within its lifetime is necessarily different than that of an entity that seeks to be a going concern in perpetuity. Therefore, its financial position and the results of operations are best viewed from this perspective.

ECONOMIC FACTORS, AND NEXT YEAR'S BUDGET AND RATES

When establishing priorities for the Fiscal Year 2021 Budget, the Agency is reliant on the City and Brevard County's budget processes and millage rate setting. Therefore, the Agency emphasizes strategic utilization of its current revenue sources and reserves through intelligent expenditures, low administrative costs, and cost-effective grants and capital projects. Investing these limited resources wisely is key to the ultimate success of the Agency.

The Agency has concentrated on attracting new businesses to the sub-districts, property improvements, and removal of dilapidated structures. Since 2004, the Agency has funded 114 property improvement projects with matching grants totaling $894,894 ($10,000 limit on any one grant). The result has been to leverage over $3.2 million in private investment to enhance the tax base. The State of Florida continues to make additional administrative burdens on Community Redevelopment Agencies, which increase administrative costs without direct benefit to redevelopment. The City Manager and Staff evaluate the budget on a monthly basis and recommendations are made to the Board and Council periodically to ensure financial responsibility.

CONCLUSION

The preparation of this report would not have been possible without the excellent work of the City of Rockledge Finance Division. An extensive amount of detailed effort occurs during the year, as well as during the audit, to ensure accuracy and appropriate evaluation of procedures. The Agency Board and the City's Planning Division contribute extensively to sound financial practices to ensure accountability and the carrying out of the Agency's mission. Appreciation is also expressed to the independent audit team led by Christine Noll-Rhan for its tireless efforts on this yearly project. Final thanks are expressed to the Rockledge Community Redevelopment Agency Board, and to City Council, for your direction and your trust in staff to carry out your policies throughout the year. It is truly a team effort.

The 2021 Fiscal Year, despite the pandemic headwinds, was a very successful year with much accomplished. The main emphasis has been placed on the fulfillment of the Agency's plan in a way that will positively impact the local economy in the decades to come. We are honored to have the opportunity to move Rockledge forward and enjoy continued success.

Sincerely,
CITY OF ROCKLEDGE, FLORIDA

Brenda Fettrow

Dr. Brenda Fettrow, City Manager

Matthew D. Trine, Assistant City Manager

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CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, Florida 32940

(321) 255-0088
(321) 259-8648 (fax)
www.cricpa.com

INDEPENDENT AUDITORS' REPORT

The Honorable Chairman and Board of Commissioners
City of Rockledge Community Redevelopment Agency
The Honorable Mayor and Members of the City Council
City of Rockledge, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of the City of Rockledge Community Redevelopment Agency (the "Agency"), a component unit of the City of Rockledge, Florida, 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.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the 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.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The introductory section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 26, 2022 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida
April 26, 2022

As management of the City of Rockledge (City) Community Redevelopment Agency (Agency), we offer readers of the Agency's financial statements this narrative overview of the financial activities of the Agency for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages v to vii of this report.

FINANCIAL HIGHLIGHTS

- Total assets and liabilities of the Agency as of September 30, 2021, were $4,203,014 and $271,008, respectively.

- Entity-wide total revenues and transfers in ($2,493,914) consisted of $1,036,145 of property taxes assessed, collected, and remitted directly by Brevard County, $1,448,568 in transferred tax incremental funding collected by the City, $1,530 transferred in from the City's American Rescue Plan Special Revenue Fund and $7,671 in miscellaneous revenues. Total expenses were $1,107,759.

- The assets of the Agency exceeded its liabilities at the close of the most recent fiscal year by $3,932,006 (net position). As required by Florida Statutes, this entire amount is restricted for the purpose of fulfilling the Agency's Community Redevelopment Plan.

- The Agency's total net position increased by $1,386,155 or 54.4 percent due to current year operations. This is the result of the Agency's strategic goal to utilize the current and expected future resources of the Agency in the most effective strategic manner to fulfill its mission.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Entity-wide financial statements. The entity-wide financial statements are designed to provide readers with a broad overview of the Agency's finances in a manner similar to a private-sector business.

The statement of net position presents information on all the Agency's assets, deferred outflows, liabilities, and deferred inflows, with the difference between these four financial statement elements reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating. However, this should be interpreted from the perspective that the Agency's duration is set to expire on September 30, 2026.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned, but unused, vacation leave).

Both of the entity-wide financial statements present functions of the Agency from a programmatic perspective. All assets, liabilities, and activities are governmental in nature. The activities of the Agency include general government and planning and development.

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

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been isolated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Agency is classified as a governmental fund, in that it is almost entirely supported by taxpayer revenues.

Governmental fund. Governmental funds are used to account for essentially the same functions reported as governmental activities in the entity-wide financial statements. However, unlike the entity-wide financial statements, governmental financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating near-term financing requirements.

Because the focus of a governmental fund is narrower than that of the entity-wide financial statements, it is useful to compare the information presented for the governmental fund with similar information presented for governmental activities in the entity-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City adopts an annual appropriated budget for the CRA. A budgetary comparison schedule has been provided for the Agency to demonstrate compliance with the budget and is presented as required supplementary information. The governmental fund financial statements can be found on pages 15 to 17 of this report.

Notes to the financial statements. The notes provide additional information that is essential for a full understanding of the data provided in the entity-wide and fund financial statements.

The notes to the financial statements can be found on pages 19 through 29 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as budgetary comparison information.

The required supplementary information can be found on pages 32 and 33 of this report.

ENTITY-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the Agency, assets exceeded liabilities by $3,932,006 as of September 30, 2021.

	Governmental Activities	
	2021	2020
Current and other assets	$ 4,203,014	$ 3,056,451
Total assets	4,203,014	3,056,451
Current and other liabilities	21,008	10,600
Long-term liabilities	250,000	500,000
Total liabilities	271,008	510,600
Net investment in capital assets	(250,000)	(500,000)
Restricted	4,182,006	3,045,851
Total net position	$ 3,932,006	$ 2,545,851

All of the Agency's net position reflects cash and prepaid expenses restricted for the purposes of fulfilling the Agency's Plan. This fact held true in the prior year. This restriction is internal and external, as it is a requirement of Florida State Statutes, as well as enacted by a specific resolution of the Board. The increase in restricted net position totaled $1,386,155 for the Agency in Fiscal Year 2021.

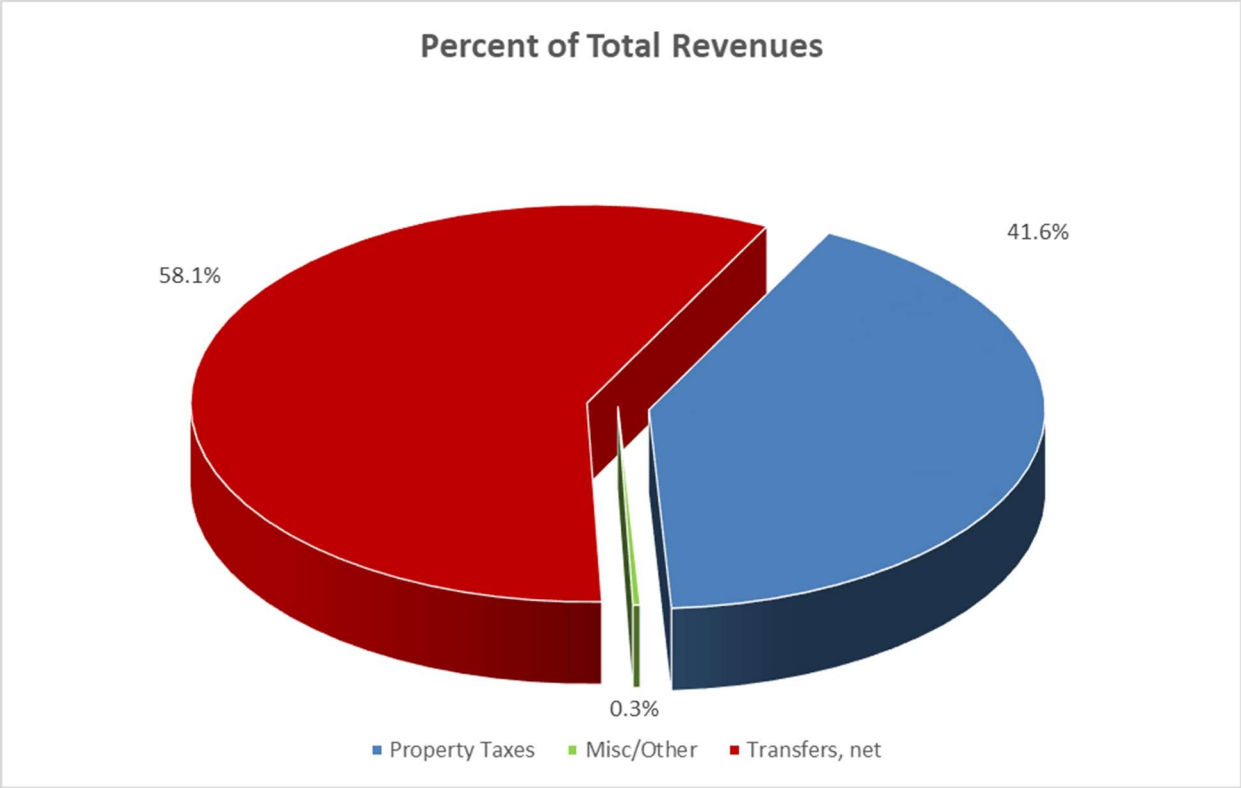
Governmental activities. Governmental activities increased the Agency's net position by $1,386,155, compared to a balance of $2,545,851 in the prior year. Revenues and transfers in increased by 17.28 percent or $367,387 with the largest increases related to property taxes ($140,298), and transferred tax incremental revenues ($230,353).

Expenditures increased compared to 2020 by $911,416, with the largest increases related to planning and development ($910,516). General Government costs, which reflect attorney expenditures, increased $900. Interest on long-term debt decreased $3,955.

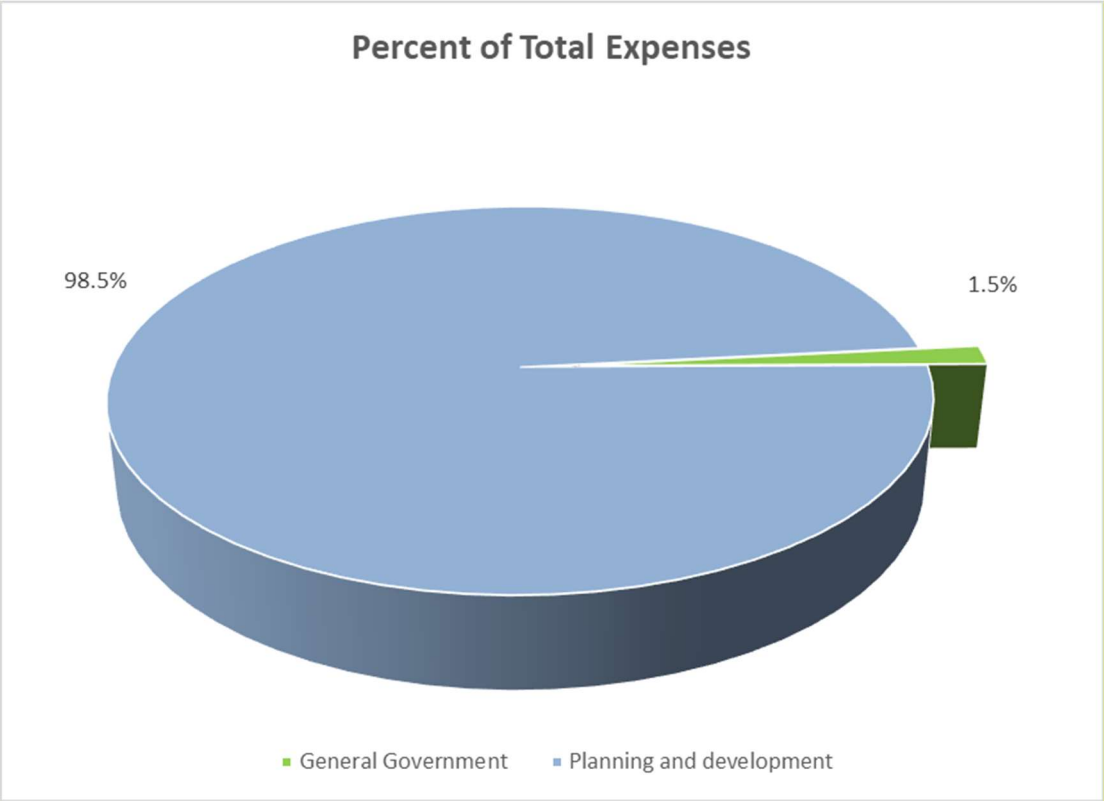
Schedule of Changes in Net Position

	Governmental Activities	
	2021	**2020**
Revenues:		
Program Revenues:		
Charges for services	$ -	$ -
Grants and contributions	-	-
General Revenues:		
Property taxes	**1,036,145**	**895,847**
Other	**7,671**	**12,465**
Total revenue	**1,043,816**	**908,312**
Expenses:		
General government	**16,800**	**15,900**
Planning and development	**1,090,959**	**180,443**
Total expenses	**1,107,759**	**196,343**
Excess (deficiency) of revenues over expenses	**(63,943)**	**711,969**
Transfers, net	**1,450,098**	**1,218,215**
Increase in net position	**1,386,155**	**1,930,184**
Net position, beginning	**2,545,851**	**615,667**
Net position, ending	$ **3,932,006**	$ **2,545,851**

**Revenue by Source - Governmental Activities
as a Percentage of Total Revenues**



**Expenses by Program - Governmental Activities
as a Percentage of Total Expenses**



FINANCIAL ANALYSIS OF THE FUND

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental fund. The focus of the Agency's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, the fund balance may serve as a useful measure of an entity's net resources available for spending at the end of the fiscal year.

In its 19th year of existence, the Agency's fund balance increased by $1,136,155 after increasing $1,680,184 in the prior year. The revenues for this fund are derived from the additional tax revenue generated by new construction and improvements in taxable assessed values, as the Agency is continuing to implement plans and improvements to the area, funds were expended primarily on the debt service, façade grants, and consulting fees. A transfer of $1,448,568, consisting of taxes generated by the "incremental" growth between the current value and the base year value, was made from the City of Rockledge General Fund to the Agency pursuant to an interlocal agreement with Brevard County. An additional transfer of $1,530 was made from the City's American Rescue Plan Act Special Revenue Fund for qualified operational expenditures.

Expenditures for façade improvement grants and debt service were $64,990 and $258,078, respectively, for a total of $323,068 in the current year. The Agency purchased two parcels of land within the Redevelopment District for a combined total of $800,122. These two parcels were transferred to the City at time of purchase. Increased operating cash inflows were partially offset by an increase in expenditures for the year, resulting in an increase in the Agency's fund balance to $4,182,006 as of September 30, 2021. This represents an increase from the fund balance of $3,045,851 in the prior year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital assets. The Agency's investments in capital assets are transferred to the City of Rockledge, as the Agency's enabling legislation and Plan do not facilitate the care, maintenance, and ownership of capital assets. This investment in capital assets includes land, buildings, improvements, and infrastructure in designated areas of the City of Rockledge which have been specifically identified for redevelopment initiatives.

Long-term debt. On July 22, 2005, the Agency, through the City, borrowed $4,000,000 for the acquisition and construction of additions and improvements to Barton Boulevard in the City of Rockledge Redevelopment Area. Pursuant to the loan agreement (the Series 2005 Note), the excess of income, fees, and earnings over the costs of operation and maintenance of the Agency are irrevocably pledged to the payment of principal and interest on the Series 2005 Note. The Series 2005 Note does not constitute a general obligation or indebtedness of the Agency, and the lender shall never have the right to require or compel the levy of taxes for the payment of principal or interest, nor does it constitute a lien on any property of the Agency other than the pledged funds noted above. At the end of the current fiscal year the Agency owed $250,000 on this loan.

The Agency, through the City, obtained an unsecured line of credit during 2014 to provide working capital for the Agency. No balance was outstanding as of September 30, 2021.

See Notes 3, 4 and 5 for more information on the Agency's debt obligations and pledged revenues.

Outstanding Debt

	Governmental Activities	
	2021	2020
Notes payable	$ 250,000	$ 500,000
Total indebtedness	$ 250,000	$ 500,000

REQUESTS FOR INFORMATION

Questions about this report or requests for additional financial information should be addressed to:

City of Rockledge
Finance Department
1600 Huntington Lane
Rockledge, FL 32955
321-221-7540

ROCKLEDGE COMMUNITY REDEVELOPMENT AGENCY
CITY OF ROCKLEDGE, FLORIDA

Basic Financial Statements

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Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Statement of Net Position

September 30, 2021		Governmental Activities
ASSETS		
Cash and cash equivalents	**$**	**4,197,735**
Prepaid items		**5,279**
Total assets		**4,203,014**
LIABILITIES		
Accounts payable		**19,003**
Accrued liabilities		**2,005**
Non-current liabilities:		
Due within one year:		
Notes payable		**250,000**
Total liabilities		**271,008**
NET POSITION		
Net investment in capital assets		**(250,000)**
Restricted for:		
Redevelopment		**4,182,006**
Total net position	**$**	**3,932,006**

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

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Statement of Activities

Year ended September 30, 2021		Program Revenues			
Functions/Programs	**Expenses**	**Charges for Services and Fines**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Net (Expense) Revenue and Changes in Net Position**
Primary Government					
Governmental activities:					
General government	**$ 16,800**	**$ -**	**$ -**	**$ -**	**$ (16,800)**
Planning and development	**1,090,959**	**-**	**-**	**-**	**(1,090,959)**
Total governmental activities	**$ 1,107,759**	**$ -**	**$ -**	**$ -**	**(1,107,759)**
General revenues:					
Taxes:					
Property taxes					**1,036,145**
Miscellaneous					**7,671**
Transfers, net					**1,450,098**
Total general revenues					**2,493,914**
Change in net position					**1,386,155**
Net position, beginning of year					**2,545,851**
Net position, end of year					**$ 3,932,006**

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

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Balance Sheet

September 20, 2021		**CRA**
ASSETS		
Cash and cash equivalents	**$**	**4,197,735**
Prepaid items		**5,279**
Total assets	**$**	**4,203,014**
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	**$**	**19,003**
Accrued payroll and related liabilities		**2,005**
Total liabilities		**21,008**
Fund balances:		
Nonspendable:		
Prepaids		**5,279**
Restricted for:		
Redevelopment		**4,176,727**
Total fund balances		**4,182,006**
Total liabilities and fund balances	**$**	**4,203,014**

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

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Reconciliation of Fund Balance to Net Position

As of September 20, 2021

Total fund balance of governmental funds	**$ 4,182,006**
Notes payable are not due and payable in the current period and, therefore, are not reported in the funds.	**(250,000)**
Net position of governmental activities	**$ 3,932,006**

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

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Statement of Revenues, Expenditures and Changes in Fund Balance

Year ended September 30, 2021		**CRA**
Revenues		
Property taxes	**$**	**1,036,145**
Interest and other		**5,199**
Miscellaneous revenue		**2,472**
Total revenues		**1,043,816**
Expenditures		
Current:		
City attorney		**16,800**
Planning and development		**1,082,881**
Debt service		**258,078**
Total expenditures		**1,357,759**
Deficit of revenues over expenditures		**(313,943)**
Other financing sources		
Transfers in		**1,450,098**
Net change in fund balances		**1,136,155**
Fund balances, beginning of year		**3,045,851**
Fund balances, end of year	**$**	**4,182,006**

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

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities

Year ended September 30, 2021

Net change in fund balances - total governmental funds	$	**1,136,155**
Repayment of note principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		**250,000**
Change in net position of governmental activities	$	**1,386,155**

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

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Pursuant to Chapter 163, Part III, Florida Statutes, the Rockledge City (City) Council (Council) established the City of Rockledge Community Redevelopment Agency (Agency) on January 23, 2002, as a dependent special district to guide the City in its redevelopment efforts.

The accounting policies of the Agency conform to generally accepted accounting principles (GAAP) as applied to government units. The more significant accounting policies used by the Agency are described below.

A. REPORTING ENTITY

The Agency fosters revitalization of the specifically identified sub-districts through public investments in order to improve infrastructure and aesthetics, resulting in an inviting area in which the private sector will want to more actively invest; pursues economic development opportunities, while also serving as a liaison and advocate for the existing business community; and endeavors to preserve and enhance the tax base.

The Agency is governed by a seven member Board of Commissioners appointed by the City of Rockledge Council.

B. ENTITY-WIDE AND FUND FINANCIAL STATEMENTS

The entity-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all activities of the Agency. Agency activities are considered governmental activities, as they are normally supported by taxes and intergovernmental revenues, as opposed to business-type activities which rely, to a significant extent, on fees and charges for services.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The entity-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (Continued)

Governmental fund financial statements are reported using 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 to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due or made.

Property taxes and investment earnings associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when received by the Agency.

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

D. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Budgetary Information

The Agency has elected to report the budgetary comparison as Required Supplementary Information (RSI). Please refer to the accompanying notes to the RSI also for the Agency's budgetary information.

The Agency has no material violation of finance related legal and contractual provisions.

E. USE OF ESTIMATES

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts and disclosures reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

F. DEPOSITS

Cash and Cash Equivalents

Except as noted below, the Agency's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. DEPOSITS (Continued)

The Agency maintains deposits in a pooled cash account of the City of Rockledge, with a local bank. A portion of the resulting investment income is allocated to the Agency based on the respective cash balance in each City of Rockledge fund.

The Agency's pooled cash deposits, with a carrying amount of $1,142,847, and its deposits in the separate Agency escrow account of $3,054,888, are covered by federal depository insurance and by deposits held in banks that are members of the State of Florida's collateral pool. The Florida collateral pool is a multiple institution pool with the authority to assess member institutions in the event of any collateral shortfall. For this reason, the City considers these deposits insured. The cash and cash equivalents listed above are exempt from the fair market value hierarchy requirements of GASB 72.

G. RECEIVABLES

All account receivables are shown net of allowances for uncollectable accounts. See Note 2.

H. PROPERTY TAXES

Under Florida law, the assessment of all properties and the collection of all property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the State of Florida regulating tax assessment are also designed to assure a consistent property valuation method statewide. State statutes permit cities to levy property taxes at a rate of up to ten mills. The operating millage rate in effect for the fiscal year ended September 30, 2021, was 6.05 mills.

All property is assessed according to its fair market value on January 1 of each year and, at that time, a lien is placed on the property for the taxes. The tax levy of the Agency is established by the Council prior to October 1 of each year and the Brevard County Property Appraiser incorporates the City's millage into the total tax levy, which also includes Brevard County, the Brevard County School Board, and the St. Johns Water Management District's tax requirements.

The following procedures were completed on or about the dates listed during the property tax levy process.

July - The Brevard County Property Tax Appraiser (the County Property Appraiser) forwarded to the City a certification of value of all real property within the City's boundaries which included the current year's taxable values, new construction, annexations, deletions, prior year taxable value, prior year millage rates, prior year ad valorem tax proceeds, and roll-back rates.

July - The Council sets the current year tentative millage rate at not more than 110% of the rolled-back millage rate.

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. PROPERTY TAXES (Continued)

August - Notices of the proposed ad valorem tax assessments were mailed to each property owner by the County Property Appraiser.

September - As required by the State of Florida, a public meeting is held within 80 days of receipt of the certification of value to consider the budget and ad valorem tax millage rate.

September - Within 15 days of the meeting at which the Council adopted a tentative budget, the City advertised its intent to adopt a final budget and millage rate.

September - A final budget and millage rate hearing was held during which the Council set the current year's millage rate.

November - Tax notices were mailed to each property owner by the County Property Appraiser's office.

All taxes are billed on November 1 of each year or as soon thereafter as the assessment roll is certified and delivered to the County Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March are without discount.

On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by the County.

I. CAPITAL ASSETS

The purpose of the Agency includes revitalization of sub-districts through public investments to encourage private sector investment and increase economic development opportunities. The acquisition and improvement of property for revitalization serves a vital role for the Agency. However, the Agency does not maintain or operate any capital assets. Therefore, Agency purchased assets, along with the burden of operating and maintenance costs are transferred to the City.

J. PREPAID ITEMS

Prepaid items represent payments to vendors for services that will benefit the Agency beyond September 30, 2021. These payments are recorded as expenditures or expenses when utilized rather than when cash is paid to the respective vendor.

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

K. LONG-TERM DEBT

In the entity-wide financial statements, long-term debt is reported as a liability in the statement of net position.

L. NET POSITION

Net position is made up of three components. Net investment in capital assets represents net capital assets less related long-term liabilities, where unspent debt proceeds increase this amount. Restricted net position represents assets that are legally restricted for specific purposes. They include reserve funds, special revenues restricted by statute and ordinance, and other sources restricted for capital projects or improvements. The balance of net position is considered unrestricted net position. At September 30, 2021, the Agency has no unrestricted funds.

M. FUND EQUITY

In the fund financial statements, fund balance is reported in classifications that are based on the relative strength of the constraints that control how amounts in the fund can be spent.

Fund balance is reported in the following five components:

Nonspendable - includes fund balance amounts that cannot be spent either because they are not in spendable form or because of legal or contractual requirements. This would include inventories, advances, and prepaid items.

Restricted - includes fund balance amounts that are constrained for specific purposes which are externally imposed by third-party (creditors, grantors, contributors) agreements, constitutional provisions, or enabling legislation.

Committed - includes fund balance amounts that can be used only for the specific purposes that are internally imposed by a formal action of the government's highest level of decision making authority, which includes ordinances and resolutions. Commitments may be changed by the government only by taking the same action that imposed the constraint initially. Contractual obligations are included to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual obligations.

Assigned - includes fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. The authority for assigning fund balance is expressed by the City Council, Agency Commission, City Manager, or their designee.

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

M. FUND EQUITY (Continued)

Unassigned - includes residual positive fund balance which has not been classified within the other above-mentioned categories. When both restricted and unrestricted (committed, assigned, and unassigned) fund resources are available for use, it is the Agency's policy to generally use restricted resources first, and then unrestricted resources. When unrestricted resources are available for use, it is the Agency's policy to use committed resources first, then assigned, and then unassigned as they are needed.

N. NET POSITION RESTRICTED BY ENABLING LEGISLATION

In the entity-wide financial statements, governmental activities reported a total net position of $3,932,006 that was restricted by enabling legislation.

Note 2 – ACCOUNTS RECEIVABLE

Property taxes are considered fully collected (96% of the levy) during and prior to the end of the fiscal year. Therefore, no material amounts of property taxes are receivable as of September 30, 2021. There are no other reserves for receivables recorded by the Agency as of September 30, 2021.

Note 3 – NOTES PAYABLE

On July 22, 2005, the Agency, through the City, borrowed $4,000,000 through a local bank for the acquisition and construction of additions and improvements to Barton Boulevard in the City of Rockledge Redevelopment Area. Pursuant to the loan agreement (Series 2005 Note), the excess of income, fees and earnings over the costs of operation and maintenance of the CRA are irrevocably pledged to the payment of principal and interest on the Series 2005 Note. The Series 2005 Note does not constitute a general obligation or indebtedness of the CRA and the lender shall never have the right to require or compel the levy of taxes for the payment of principal or interest nor does it constitute a lien on any property of the CRA other than the pledged funds noted above. The Series 2005 Note has a maturity date of January 31, 2022, and bore interest at 3.49% until resetting on January 31, 2012. Effective January 31, 2012, the rate was adjusted to the five-year U.S. Treasury rate minus 30 basis points (0.43%). This rate was effective through January 31, 2017, when the rate was adjusted for a final time to the five-year U.S. Treasury rate minus 30 basis points (1.6%), which will remain in effect until January 31, 2022. Payments were interest only on January 31, 2007, on the unpaid principal balance and, beginning on January 31, 2007, annual principal payments of $250,000 plus accrued interest are due. Interest of $8,078 was paid on this note during the year ended September 30, 2021. As of September 30, 2021, the remaining principal outstanding on the note was $250,000.

Note 3 – NOTES PAYABLE (Continued)

On October 7, 2013, the Agency, through the City, opened a $750,000 line of credit through a local bank in order to facilitate short-term financing needs. In 2013 and 2015, the City drew $500,000 and $350,000 from the line of credit, which was used with other funds to purchase parcels of land and buildings. On September 30, 2016, the line of credit was increased to $1,000,000 and $200,000 was drawn to purchase land. On October 4, 2017, the Agency, through the City, increased the line of credit to $2,000,000 and drew $396,996 to purchase land and a commercial building. On December 7, 2017, the Agency, through the City, decreased the line of credit to $1,000,000. On July 29, 2021, the Agency, through the City, decreased the line of credit to $500,000. As of September 30, 2021, no amount of principal remains outstanding. The line of credit has a maturity date of July 17, 2022, and bears interest at the Wall Street Journal Prime Rate, which was 3.25% on September 30, 2021.

The following is a summary of governmental activities direct borrowings for the year ended September 30, 2021:

	Governmental Activities					
	Redevelopment Agency		CRA LOC		Total	
Year Ending September 30,	Principal	Interest	Principal	Interest	Principal	Interest
2022	$ 250,000	$ 4,022	$ -	$ -	$ 250,000	$ 4,022
Total	250,000	4,022	-	-	250,000	4,022
Current portion	(250,000)	(4,022)	-	-	(250,000)	(4,022)
Payable after one year	$ -	$ -	$ -	$ -	$ -	$ -

Note 4 – CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Notes payable:					
Community Redevelopment Agency Note, Series 2005	$ 500,000	$ -	$ (250,000)	$ 250,000	$ 250,000
Total notes payable	500,000	-	(250,000)	250,000	250,000
Governmental activity long-term liabilities	$ 500,000	$ -	$ (250,000)	$ 250,000	$ 250,000

Note 5 - PLEDGED REVENUES

The Agency has revenue notes outstanding at September 30, 2021, for which revenues of the Agency have been pledged for repayment. Revenues pledged to repay these obligations are as follows:

	Amount Issued	Principal Outstanding	Total Pledged Revenue (1)	Total Pledged Revenue Over Debt Service Required (2)	Current Year Debt Service Paid	Current Year Total Revenue
Governmental Activities:						
Revenue Notes:						
Community Redevelopment Agency Revenue Note, Series 2005 (3) Maturity: 2022, Interest rate: 1.60% Purpose: Improvements to Barton Blvd. Pledged revenue: Net revenues of the CRA	$4,000,000	$ 250,000	N/A	N/A	$258,078	N/A

(1) Total pledged revenue is the total outstanding principal and interest.
(2) Total pledged revenue over debt service required is calculated using the current year total revenues for the remaining years of debt service.
(3) The excess of income, fees, and earnings over the cost of operations and maintenance are irrevocably pledged to the payment of principal and interest on the Series 2005 note. However, the note does not constitute a general obligation or indebtedness of the CRA nor does it constitute a lien on any property of the CRA.

Note 6 - TRANSFERS TO / FROM OTHER FUNDS

The Agency received a transfer from the City in the amount of $1,448,568, which represents the tax incremental financing (TIF) payment required by enabling legislation. This amount is determined by the millage rate passed by City Council, and the change in the applicable taxable value of the tax increment area. Additionally, the Agency received $1,036,145 from Brevard County, which similarly represents the amount determined by the millage rate enacted by the County Commissioners and the applicable taxable value of the tax increment area. Further, the Agency received $1,530 from the American Rescue Plan Act of 2021, representing premium pay for staff dedicated to the Agency. The Agency is economically reliant upon these revenues to carry out its mission. As disclosed in Note 1.I., the Agency's purpose is to revitalize the targeted areas according to its mission and plan. Therefore, it is not charged with the care and maintenance of acquired assets. Assets acquired by the Agency are transferred to the City, along with the related responsibility for their maintenance and disposition.

Note 7 - 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.

The Agency purchases separate commercial liability insurance coverage to protect against these risks. Coverage for general liability claims is a maximum of $1,000,000 combined single limit.

Note 7 - RISK MANAGEMENT (Continued)

The commercial insurance carried is a claims incurred policy for which the Agency is covered for claims originating against the Agency during the policy period. The amount of coverage is dependent on the date of the liability-imposing event. The Agency has maintained continuous coverage and does not believe it has any exposure to events which occurred prior to the year ended September 30, 2021.

Note 8 - COMMITMENTS AND CONTINGENCIES

During the ordinary course of its operation, the Agency is party to various claims, legal actions, and complaints. While the ultimate effect of such litigation cannot be ascertained at this time, in the opinion of counsel for the Agency, the liabilities which may arise from such actions would not result in losses which would exceed the liability insurance limits in effect at the time the claim arose or otherwise materially affect the financial condition of the Agency or results of activities.

Note 9 - COMMUNITY REDEVELOPMENT AGENCY BUDGET

The purpose of the Rockledge CRA is to stimulate economic growth, promote private development opportunities, and maintain a safe, prosperous community while focusing on improving the quality of life of the citizens of Rockledge.

Note 9 - COMMUNITY REDEVELOPMENT AGENCY BUDGET (Continued)

Pursuant to Chapter 163.387 (8) of the Florida Statutes, the following information is provided regarding the receipts and expenditures of the CRA.

	Actual Budgetary Basis
Resources (inflows):	
Property taxes	$1,036,145
Income on investments	5,199
Other	2,472
Transfer in	1,450,098
Amounts available for appropriation	2,493,914
Personnel services	58,404
Administrative office	8,632
Legal and accounting	19,963
Planning, engineering, and design	34,609
Grants and capital acquisitions	962,183
Promotional expenses and events	5,138
Travel and training	40
Debt service	258,078
Total charges to appropriations	1,347,047
Excess of resources over charges to appropriations	1,146,867
Fund balance allocation	(1,146,867)
Excess (deficiency) of resources and fund balance allocation over charges to appropriations	$ -

Note 9 - COMMUNITY REDEVELOPMENT AGENCY BUDGET (Continued)

The accompanying schedule of revenues, expenditures and change in the Agency fund balance-budget and actual, presents comparisons of the legally adopted budget with actual data on a budgetary basis. Because accounting principles applied for purposes of developing data on a budgetary basis differ significantly from those used to present financial statements in conformity with generally accepted accounting principles, a reconciliation of resultant basis, timing, perspective, and entry differences in the net changes in fund balance for the year ended September 30, 2021, is presented below:

Net change in fund balance - budgetary basis	$1,146,867
2020 differences in budget vs GAAP	5,018
2021 differences in budget vs GAAP	(15,730)
Allocation over charges to appropriations	$1,136,155

Property taxes consisted of the incremental tax receipts provided by increased assessed values over 2001 levels. Planning, engineering, and design expenditures were for the Barton Boulevard corridor, as well as improvements to the Florida Avenue Gateway which feeds into U.S. Highway 1 just north of Barton.

Note 10 - SUBSEQUENT EVENTS

The Agency, through the City, entered into an up to $150,000 agreement for improvements to the Don Griffin Trail. Subsequently, the Agency, through the City, entered into an up to $450,000 agreement for completion of the Don Griffin Trail.

The Agency, through the City, entered into an up to $670,000 agreement to implement beautification measures for the Barnes Boulevard streetscape/landscape.

The City has considered subsequent events through April 26, 2022.

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REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MANAGEMENT'S DISCUSSION AND ANALYSIS

Rockledge Community Redevelopment Agency
City of Rockledge, Florida
Budgetary Comparison Schedule

Year ended September 30, 2021	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	$ 1,004,245	$ 1,094,245	$ 1,036,145	$ (58,100)
Interest	5,837	6,837	5,199	(1,638)
Miscellaneous revenue	8,890	8,890	2,472	(6,418)
Total revenues	1,018,972	1,109,972	1,043,816	(66,156)
Expenditures				
Planning and development:				
Infrastructure	960,849	90,849	89,134	1,715
Professional services	550,000	185,000	34,609	150,391
Land acquisition	200,000	801,000	800,122	878
Public / private partnerships	200,000	-	-	-
Façade improvement grants	150,000	67,000	72,927	(5,927)
Salaries and benefits	64,891	59,891	58,404	1,487
Special events	40,000	4,000	3,146	854
Legal services	16,800	16,800	16,800	-
Promotional materials / recruitment	10,000	3,000	1,992	1,008
Insurances	5,200	5,200	5,279	(79)
Travel and training	5,000	1,000	40	960
Accounting and audit	3,500	3,500	3,163	337
Office supplies	2,300	2,300	1,680	620
Memberships and dues	1,000	2,000	1,450	550
Miscellaneous expenditures	-	2,662	223	2,439
Debt Service	258,000	259,000	258,078	922
Total expenditures	2,467,540	1,503,202	1,347,047	156,155
Excess (deficiency) of revenues over (under) expenditures	(1,448,568)	(393,230)	(303,231)	89,999
Other financing sources				
Transfers in	1,448,568	1,540,098	1,450,098	(90,000)
Other financing sources	1,448,568	1,540,098	1,450,098	(90,000)
Net change in fund balance	-	1,146,868	1,146,867	(1)
Fund balances, beginning of year	3,026,166	3,026,166	3,026,166	-
Fund balances, end of year	$ 3,026,166	$ 4,173,034	$ 4,173,033	$ (1)

The accompanying schedule of revenues, expenditures and change in the CRA fund balance- budget and actual, presents comparisons of the legally adopted budget with actual data on a budgetary basis. Because accounting principles applied for purposes of developing data on a budgetary basis differ significantly from those used to present financial statements in conformity with generally accepted accounting principles, a reconciliation of resultant basis, timing, perspective, and entry differences in the net changes in fund balance for the year ended September 30, 2021, is presented below:

Net change in fund balance- budgetary basis	$ 1,146,867
2020 differences in budget vs GAAP	5,018
2021 differences in budget vs GAAP	(15,730)
Net change in fund balance- GAAP basis	$ 1,136,155

The accompanying notes to required supplementary information are an integral part of this schedule.

Note A – BUDGETARY INFORMATION

The Agency adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

a) Prior to the first day of August of each year, the City Manager prepares a proposed budget for the next succeeding fiscal year and submits it to the Agency. The recommended budget includes proposed expenditures and the sources of receipts to finance them.

b) Complete copies of the proposed budget are made available for public inspection. Public hearings are conducted to obtain taxpayers' comments.

c) The budget is enacted through passage of an ordinance and becomes the basis for the millage levied by City Council.

d) The City Manager is authorized to transfer budgeted amounts between line items within a department; however, any revisions that alter the total expenditures of any department must be approved by City Council. Administrative and general government are considered one department. Expenditures may not exceed legal appropriations at the department level. All appropriations lapse at year end.

e) Formal budgetary integration is employed as a management control device during the year for the Agency.

f) The budgetary basis for the CRA fund is cash basis.

g) The budgetary comparison schedule shown in the accompanying required supplementary information presents comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget.

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CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, Florida 32940

(321) 255-0088
(321) 259-8648 (fax)
www.cricpa.com

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

The Honorable Chairman and Board of Commissioners
City of Rockledge Community Redevelopment Agency
The Honorable Mayor and Members of the City Council
City of Rockledge, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the City of Rockledge Community Redevelopment Agency, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Rockledge Community Redevelopment Agency's basic financial statements, and have issued our report thereon dated April 26, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Rockledge Community Redevelopment Agency's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Rockledge Community Redevelopment Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Rockledge Community Redevelopment 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.

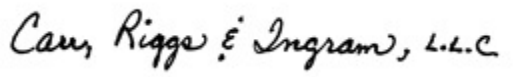
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Melbourne, Florida
April 26, 2022

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, Florida 32940

(321) 255-0088
(321) 259-8648 (fax)
www.cricpa.com

INDEPENDENT AUDITORS' MANAGEMENT LETTER

The Honorable Chairman and Board of Commissioners
City of Rockledge Community Redevelopment Agency
The Honorable Mayor and Members of the City Council
City of Rockledge, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Rockledge Community Redevelopment Agency (the "Agency") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated April 26, 2022.

Auditors' 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 Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' 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, which are dated April 26, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. No such recommendations were identified 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 legal authority of the City of Rockledge Community Redevelopment Agency is disclosed in the footnotes. The City of Rockledge Community Redevelopment 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, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the City of Rockledge Community Redevelopment Agency met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City of Rockledge Community Redevelopment Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City of Rockledge Community Redevelopment Agency reported the schedule below. This information has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City of Rockledge Community Redevelopment Agency reported:

a.	The total number of Agency employees compensated in the last pay period of the Agency's fiscal year as	**None**
b.	The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year as	**1**
c.	All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency.	**$0**

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency. **$51,636**

e. Each construction project with a total cost of at least $65,000 approved by the Agency that is scheduled to begin after October 1 of the fiscal year being reported, together with the total expenditures for such projects.

	Expenditures
Barton Lake Trail Paving	**$600,000**
Barnes Boulevard Beautification	**$670,000**

f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes.: **See Page 32**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the City of Rockledge Community Redevelopment Agency reported:

a. The millage rate or rates imposed by the Agency. **6.05**

b. The total amount of ad valorem taxes collected by or on behalf of the Agency. **$1,036,145**

c. The total amount of outstanding bonds issued by the District and the terms of such bonds as. **None**

Information required by Section 218.39(3)(c) Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, does not apply as City of Rockledge Community Redevelopment Agency does not impose any special assessments.

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 have 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 members of the Agency's board and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida
April 26, 2022

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, Florida 32940

(321) 255-0088
(321) 259-8648 (fax)
www.cricpa.com

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES

The Honorable Chairman and Board of Commissioners
City of Rockledge Community Redevelopment Agency
The Honorable Mayor and Members of the City Council
City of Rockledge, Florida

We have examined the City of Rockledge Community Redevelopment 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 the City of Rockledge Community Redevelopment Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the City of Rockledge Community Redevelopment Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City of Rockledge Community Redevelopment Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City of Rockledge Community Redevelopment Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City of Rockledge Community Redevelopment Agency's compliance with specified requirements.

In our opinion, the City of Rockledge Community Redevelopment Agency complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2021.

This report is intended solely for the information and use of the Agency's board members, 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.

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida
April 26, 2022

CRI CARR RIGGS & INGRAM
CPAs and Advisors

Carr, Riggs & Ingram, LLC
215 Baytree Drive
Melbourne, Florida 32940

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(321) 259-8648 (fax)
www.cricpa.com

INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH REDEVELOPMENT TRUST FUND, FLORIDA STATUTE SECTIONS 163.387(6) AND 163.387(7)

The Honorable Chairman and Board of Commissioners
City of Rockledge Community Redevelopment Agency
The Honorable Mayor and Members of the City Council
City of Rockledge, Florida

We have examined the City of Rockledge Community Redevelopment Agency's (the "Agency"), compliance with the requirements of Sections 163.387(6) and 163.387(7), Florida Statutes, *Redevelopment Trust Fund*, during the year ended September 30, 2021. Management of the Agency is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

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

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

In our opinion, the agency complied, in all material respects, with the requirements of Sections 163.387(6) and 163.387(7), Florida Statutes, *Redevelopment Trust Fund*, during the year ended September 30, 2021.

This report is intended solely for the information and use of Agency's board members, 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.

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida
April 26, 2022