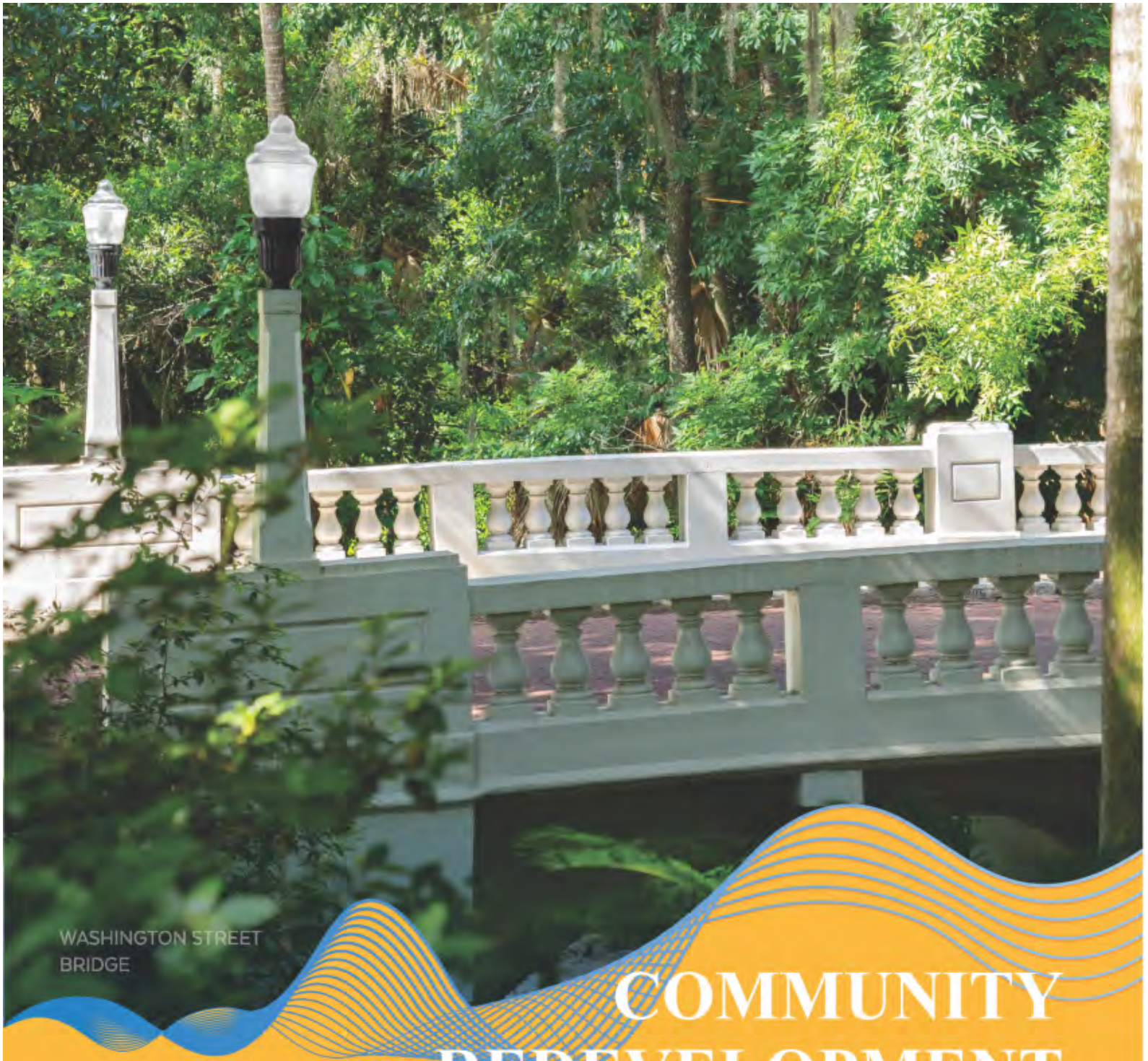


WASHINGTON STREET BRIDGE

COMMUNITY REDEVELOPMENT AGENCY

FINANCIAL REPORT

CITY OF ORLANDO, FLORIDA

FOR FISCAL YEAR ENDED SEPTEMBER 30, 2023

CITY OF ORLANDO

CITY OF ORLANDO

ELECTED OFFICIALS *



BUDDY DYER
Mayor



JIM GRAY
District 1 Commissioner



TONY ORTIZ
District 2 Commissioner



ROBERT F. STUART
District 3 Commissioner



PATTY SHEEHAN
District 4 Commissioner



REGINA I. HILL
District 5 Commissioner



BAKARI F. BURNS
District 6 Commissioner

* As of September 30, 2023



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CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

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AUDUBON PARK GARDEN DISTRICT, SMALL BUSINESS SATURDAY



CITY DISTRICT, DOWNTOWN FIELD DAY

MSL
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of the City Council
City of Orlando Community Redevelopment Agency

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and General Fund of the CRA as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, 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 CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

The Honorable Mayor and
Members of the City Council
City of Orlando Community Redevelopment Agency

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and Budgetary Comparison Schedule, 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the CRA's basic financial statements as a whole. The combining financial statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements and schedules are fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 15, 2024, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and 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 CRA's internal control over financial reporting and compliance.

MSL, P.A.

Certified Public Accountants

Orlando, Florida
May 15, 2024



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COLLEGE PARK MAIN STREET, JAZZFEST



CURRY FORD WEST, POP UP PARK PROJECT

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
Management's Discussion and Analysis
September 30, 2023

The City of Orlando, Florida Community Redevelopment Agency (CRA) discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the CRA's financial activity, and (c) identify changes in the CRA's financial position. Information in this Management's Discussion and Analysis (MD&A) is based on currently known facts, decisions and conditions. We encourage readers to consider the information presented here in conjunction with additional information provided in the financial statements and the accompanying notes to financial statements, which are included in this report.

Financial Highlights

- For FY 2023, the CRA's total deficit net position decreased by $27.9 million or 91.5%.
- The CRA's total revenues increased by $21.8 million or 33.2% while the tax increment revenue increased by $13.3 million or 19.4%.
- The CRA's total expenses increased by $16.1 million or 37.3%.

OVERVIEW OF FINANCIAL STATEMENTS

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

Entity-Wide Financial Statements

The entity-wide financial statements are designed to provide a broad overview of the CRA in a corporate-like manner similar to private sector financial statements. The Statement of Net Position presents information on all the CRA'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 (including infrastructure) and long-term obligations.

The Statement of Activities is focused on both the gross and net cost of the CRA, which are supported by the CRA's tax increment and other revenues. This statement is intended to summarize and simplify the user's analysis of the costs of the CRA services.

Fund Financial Statements

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All CRA funds are considered governmental funds.

Governmental Funds. 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 fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the entity-wide financial statements, it is useful to compare the information presented for governmental funds 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 government's near term financing decisions. Both the Governmental Fund Balance Sheet and the Government Fund Statement of Revenues, Expenditures, and Changes in Fund Balances provides a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements immediately follow the government-wide financial statements.

The required supplementary information (other than MD&A) includes the budgetary comparison schedule for the CRA to demonstrate compliance with the annual budget as adopted and amended.

Notes to Financial Statements

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

Other Information

The combining statements of the CRA are presented following the required supplementary information.

ENTITY-WIDE FINANCIAL STATEMENT ANALYSIS

The entity-wide financial statements provide long-term and short-term information about the CRA's overall financial condition. This analysis addresses the financial statements of the CRA as a whole.

The following table reflects a summary of the Statement of Net Position compared to the prior year.

Table 1
Statement of Net Position
(in millions)

	Community Redevelopment Agency		
	2023	**2022**	**Change**
Current and other assets	$ 106.7	$ 89.8	16.9
Capital assets (Table 3)	18.0	17.5	0.5
Total assets	124.7	107.3	17.4
Current and other liabilities	1.8	2.4	(0.6)
Long-term debt outstanding (Table 5)	125.3	135.2	(9.9)
Total liabilities	127.1	137.6	(10.5)
Deferred Inflows of Resources	-	0.2	
Net position:			
Net investment in capital assets	18.0	17.5	0.5
Restricted	21.6	19.6	2.0
Unrestricted	(42.0)	(67.6)	25.6
Total net position	$ (2.4)	$ (30.5)	28.1

Current Year Impacts - Entity-Wide Statement of Net Position

Current and other assets increased by $16.9 million, primarily from an increase in cash and cash equivalents due to a reduction in expenses and an increase in construction in progress capital assets.

Current and other liabilities decreased by $0.6 million primarily from a reduction in liabilities at the end of FY 2023 due to the timing of projects and invoices still outstanding at year end.

Long-term debt outstanding decreased $9.9 million primarily from the normal payment of principal.

Net Position:

Increases or decreases in net position may serve over time as a useful indicator of whether a government's financial position is improving or deteriorating. For the CRA, total assets and deferred outflows of resources were less than total liabilities, which caused an overall deficit net position of $2.6 million at the close of September 30, 2023. This is a reduction in the net deficit position of $28.1 million in the deficit net positon of $30.5 million from FY 2022.

Approximately $18.0 million of the CRA's net position reflects its investment in capital assets (e.g., land, buildings, equipment, and infrastructure). These capital assets are used to provide services to citizens and are not available for future spending. Although the CRA's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from future revenues, since the capital assets themselves cannot be used to liquidate these liabilities. The total restricted net position of the CRA (approximately $21.6 million) represents resources that are subject to external restrictions on how the resources may be used. The remaining balance represents a deficit unrestricted net position of approximately $42.0 million.

Net investment in capital assets increased $0.5 million or 2.9% primarily from the increase in construction in progress assets.

Restricted net position increased $2.0 million or 10.2% based on the debt service requirements.

Unrestricted deficit net position improved by $25.6 million or 37.6%, due primarily to an increase in the accumulation of Tax Increment Revenue.

The table below summarizes the statement of activities and the changes in net position for the current and previous year.

Table 2
Changes in Net Position
(in millions)

	Community Redevelopment Agency		
	2023	2022	Change
REVENUES			
General revenues:			
Tax Increment Revenue	$ 81.9	$ 68.6	13.3
Investment Income	4.9	(3.0)	7.9
Other revenues	0.6	-	0.6
Total revenues	87.4	65.6	21.8
EXPENSES			
Community Redevelopment	48.0	32.7	15.3
Interest Costs	11.3	10.5	0.8
Total expenses	59.3	43.2	16.1
Change in Net Position before Transfers	28.1	22.4	5.7
Gain on Sale of Capital Assets	-	0.2	(0.2)
Change in Net Position	28.1	22.6	5.5
Net Position - Beginning	(30.5)	(53.1)	22.6
Net Position - Ending	$ (2.4)	$ (30.5)	28.1

Current Year Impacts - Entity-Wide Statement of Activities and Changes in Net Position

For FY 2023, the deficit net position of the CRA decreased by $28.1 million, compared to a decrease of $22.6 million in FY 2022.

Tax Increment revenue increased by $13.3 million or 19.4% as a result of an increase in the assessed values in the Downtown District and Conroy District of $826.5 million and $159.5 million, respectively. These increases were partially offset by a decrease of $217.5 million or 10.9% in the Republic Drive (Universal Blvd.). Investment income increased $8.0 million or 258.1%, primarily as a result of higher investment returns for the City's investment portfolio. The portfolio recognized a negative rate of return of 3.35% in FY 2022 as compared to a positive rate of return of 3.94% in FY 2023.

Total CRA expenses increased $16.1 million or 37.3% primarily related to the Creative Village Central Park and Roadway Improvement Project as well as the Amelia Roadway Improvements that were incurred in prior year and not in the current year.

FUND FINANCIAL STATEMENT ANALYSIS

The fund financial statements for the CRA provide information on the near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements.

CRA revenues totaled $87.2 million, an increase of $21.6 million or 32.9%. Tax Increment Revenue increased by $13.3 million or 19.4%. There was a net average increase of 16.33% in assessed property values (from FY 2022 to FY 2023), which accounted for the increase in tax increment revenues. This was compounded by an increase in investment income of $8.0 million.

CRA expenditures totaled $70.1 million, an increase of $12.7 million or 22.0%, primarily related to the Creative Village Central Park and Roadway Improvement Project as well as the Amelia Roadway Improvements that were in progress in the prior year.

The fund balances for the CRA increased $17.1 million from FY 2022. This is primarily to an increase in the accumulation of Tax Increment Revenue that has not yet been expended.

CRA Budgetary Highlights

The following is a brief review of the budgeting changes from the original to final budget (refer to budgetary comparison schedule on page 52).

There was no change in budgeted revenues.

There was an increase in budgeted expenditures of approximately $69.7 million. This increase in budgeted general operating expenditures was a result of the budgeting of existing fund balance for additional CRA projects as well as rollover of projects that haven't been completed yet.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the CRA had $18.0 million invested in a variety of capital assets, which represents a net increase (additions less retirements and depreciation) of $0.5 or 2.9% from the end of last year.

Table 3
Capital Assests at Year-end, in millions
(Net of Depreciation)

	Community Redevelopment Agency	
	2023	2022
Land and land rights	$ 8.1	$ 8.1
Construction in Progress	5.3	5.1
Buildings	1.4	1.5
Improvements other than buildings	1.5	1.1
Infrastructure	1.7	1.7
Total	$ 18.0	$ 17.5

The table below summarizes the change in Capital Assets, which is presented in Note 6 in the Notes to Financial Statements.

Table 4
Change in Capital Assets
(in millions)

	Community Redevelopment Agency
Beginning Balance	$ 17.5
Additions	0.9
Depreciation	(0.4)
Transfers/Retirements	-
Ending Balance	$ 18.0

Debt Outstanding

As of year-end, the CRA had $125.3 million in debt (bonds, loans, etc.) outstanding compared to the $135.2 million last year. The component which had an impact on the CRA's overall debt was the normal debt service principal payments of approximately $9.9 million.

See the Notes to Financial Statements (Note 9) for more detail on the CRA's outstanding debt.

Table 5
Outstanding Debt at Year-end
(in millions)

	2023	2022
Community Redevelopment Agency:		
Tax Increment Bonds	125.3	135.2
Total	$ 125.3	$ 135.2

Principal payments of $9.8 million (on external bonds) were made in the CRA funds.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The State of Florida, by constitution, does not have a state personal income tax and therefore the State operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) primarily rely on property and a limited array of other permitted taxes (sales, gasoline, utilities services, etc.) and fees (franchise, local business taxes, etc.) for their governmental activities. There are a limited number of state-shared revenues and recurring and non-recurring (one-time) grants from both the state and federal governments. For the business-type and certain governmental activities (permitting, recreational programs, etc.) the user pays a related fee or charge associated with the service.

The level of taxes, fees and charges for services (including development related impact fees) will have a bearing on the City's specific competitive ability to (a) annex additional land into its corporate limits, and (b) encourage development (office, retail, residential, and industrial) to locate in our jurisdiction.

The City places significant emphasis on encouraging both annexation and economic development. There are 13 cities in Orange County (of which Orlando is significantly the largest), and even so, approximately 63% of the County's population lives outside of any city limits. The City competes for new regional development with unincorporated Orange County and the surrounding cities and counties.

The CRA adopted operating budget for FY 2023 is $ 82.2 million or 18% more than the FY 2022 adopted budget of $69.6 million.

FINANCIAL CONTACT

The CRA's financial statements are designed to present users (citizens, taxpayers, customers, investors, and creditors) with a general overview of the CRA's finances and to demonstrate the CRA's accountability. If you have questions about the report or need additional financial information, contact the City's Chief Financial Officer on the 4th floor of City Hall, 400 South Orange Avenue, PO Box 4990, Orlando, Florida 32802-4990.



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15 YEARS OF ORLANDO MAIN STREETS:

BY THE NUMBERS



DISTRICTS

12



PUBLIC AND PRIVATE INVESTMENTS

$1,307,229,659



NEW BUSINESSES

2,053



HOSPITAL IMPROVEMENTS

$918,888,161



JOBS CREATED

13,304



VOLUNTEER HOURS DONATED

159,690



VALUE OF VOLUNTEER HOURS DONATED

$3,821,644



PRIVATE DOLLARS INVESTED

$12,879,351

CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

	Community Redevelopment Agency
ASSETS	
Cash and Cash Equivalents	$ 86,235,288
Receivables (net)	175,584
Restricted Assets:	
Cash and Cash Equivalents	4,376,418
Investments	15,965,103
Capital Assets:	
Non-depreciable	13,423,944
Depreciable (Net)	4,592,268
Total Assets	124,768,605
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Outflows - Refunding Bonds	28,291
Total Deferred Outflows	28,291
LIABILITIES	
Accounts Payable	1,327,596
Accrued Interest Payable	152,124
Advance Payments	21
Non-Current Liabilities	
Due Within One Year:	
Compensated Absences	57,716
Bonds Payable	10,215,639
Due In More Than One Year:	
Compensated Absences	303,011
Bonds Payable	115,093,593
Total Liabilities	127,149,700
NET POSITION	
Net Investment in Capital Assets	18,016,212
Restricted for:	
Debt Service	20,341,521
Capital Projects	1,284,479
Unrestricted (Deficit)	(41,995,016)
Total Net Position	$ (2,352,804)

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

CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Functions/Program Activities	Expenses	Net (Expense) Revenue and Changes in Net Position Governmental Activities
Primary Government:		
Community Redevelopment	$ 47,962,293	$ (47,962,293)
Interest on Long-Term Debt	11,327,736	(11,327,736)
Total Community Redevelopment Agency	$ 59,290,029	$ (59,290,029)
General revenues:		
Taxes:		
Tax Increment Revenue		81,913,878
Investment Earnings		4,915,785
Miscellaneous		582,640
Total general revenues		87,412,303
Change in Net Position		28,122,274
Net Position - Beginning		(30,475,078)
Net Position - Ending		$ (2,352,804)

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

COMMUNITY REDEVELOPMENT AGENCY FUNDS

The measurement focus of the Governmental Funds (in the fund financial statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income.

The Community Redevelopment Agency (CRA) Fund includes the Downtown CRA, Republic Drive (Universal Boulevard) District CRA, and Conroy Road District CRA. These are incremental tax districts established pursuant to Florida Statutes and accounted for in a special revenue fund. The fund accounts for the incremental increase in ad valorem tax revenue collected within the designated community redevelopment areas. Revenues must be utilized and expended in accordance with the respective community redevelopment plans.

CITY OF ORLANDO, FLORIDA
BALANCE SHEET
SEPTEMBER 30, 2023

	Community Redevelopment Agency Funds
ASSETS	
Current Cash and Cash Equivalents	$ 86,235,288
Restricted Cash and Cash Equivalents	4,376,418
Restricted Investments	15,965,103
Receivables (Net)	
Special Assessments and Notes	175,584
Total Assets	$ 106,752,393
LIABILITIES AND FUND BALANCES	
Liabilities:	
Accounts Payable	$ 1,327,596
Advance Payments	21
Total Liabilities	1,327,617
Deferred Inflows of Resources:	
Unavailable Revenue - Notes Receivable	175,584
Total Deferred Inflows of Resources	175,584
Fund Balances:	
Restricted	105,249,192
Total Fund Balances	105,249,192
Total Liabilities and Fund Balances	$ 106,752,393

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

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

Total fund balances of the community redevelopment agency funds		$ 105,249,192
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.		
Governmental capital assets	41,070,043	
Less accumulated depreciation	(23,053,831)	18,016,212
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.		
Governmental bonds payable	(125,255,259)	
Premium	(330,775)	
Current year premium amortization	143,127	
Discount	146,053	
Current year discount amortization	(12,378)	
Deferred outflow of resources	48,123	
Current year amortization	(19,832)	
Compensated Absences	(360,727)	
Accrued interest payable	(152,124)	(125,793,792)
Total net position of governmental activities.		$ (2,528,388)

The accompanying notes are an integral part of the financial statements

CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Community Redevelopment Agency Funds
REVENUES	
Intergovernmental:	
Other Intergovernmental	$ 81,913,878
Income (Loss) on Investments	4,915,785
Other Revenues	387,339
Total Revenues	87,217,002
EXPENDITURES	
Current Operating:	
Community Redevelopment	55,310,024
Debt Service:	
Principal Payments	9,814,039
Interest and Other	4,926,559
Total Expenditures	70,050,622
Excess (Deficiency) of Revenues Over (Under) Expenditures	17,166,380
OTHER FINANCING SOURCES AND (USES)	
Transfers In	14,726,298
Transfers Out	(14,726,298)
Insurance Recoveries	19,717
Total Other Financing Sources and (Uses)	19,717
Net Change in Fund Balances	17,186,097
Fund Balances - Beginning	88,063,095
Fund Balances - Ending	$ 105,249,192

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

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total community redevelopment agency funds		$ 17,186,097
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.		
Expenditures for capital assets	874,393	
Less current year depreciation	(372,286)	502,107
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This is the amount by which proceeds exceeded repayments.		
Principal and other debt service payments	9,814,039	9,814,039
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.		
Amortization of current year deferred expense	(19,832)	
Amortization of current year bond premium	143,127	
Amortization of current year bond discount	(12,378)	
Change in Accrued Interest Payable	236,352	
Change in long-term compensated absences	97,178	444,447
Change in net position		$ 27,946,690

The accompanying notes are an integral part of the financial statements

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
Notes to Financial Statements
September 30, 2023

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NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Orlando, Florida Community Redevelopment Agency (CRA) have been prepared in accordance with accounting standards generally accepted in the United States (GAAP). The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. The more significant of these accounting policies are described below.

A. Financial Reporting Entity

The Orlando City Council serves as the CRA board. The CRA has responsibility for three separate tax increment districts (which have district specific debt obligations and related revenues). The CRA is a component unit of the City of Orlando. While legally separate, because of its structure it is reported as a blended component unit in the City's Annual Report. The operations of the CRA are reported as a Major Governmental Fund in the City of Orlando Annual Comprehensive Financial Report.

1. Implementation of New GASB Pronouncements:

During the fiscal year ended September 30, 2023, the CRA adopted the following new GASB pronouncements:

GASB Statement 91, Conduit Debt Obligations. This statement was issued May 2019 to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures.

GASB Statement 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements. This statement was issued March 2020 to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements and to provide guidance for accounting and financial reporting for availability payment arrangements.

GASB Statement 96, Subscription-Based Information Technology Arrangements. This statement was issued May 2020 to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs).

GASB Statement No. 100, Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62 This Statement was issued June 2022. The primary objective of this Statement is to enhance the accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

2. Future Adoption of GASB Pronouncements:

GASB Statement 99,Omnibus 2022. This Statement was issued on April 2022. This Statement establishes or amends accounting and financial reporting requirements for specific issues related to financial guarantees, derivative instruments, leases, public-public and public-private partnerships (PPPs), (SBITA), the transition from the London Interbank Offered Rate (LIBOR), the Supplemental Nutrition Assistance Program (SNAP) (formerly, food stamps), nonmonetary transactions, pledges of future revenues, the focus of government-wide financial statements, and terminology. The requirements of this Statement apply to the financial statements of all state and local governments. The requirements in paragraphs 26–32 are effective upon issuance. The requirements in paragraphs 11–25 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The requirements in paragraphs 4–10 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

GASB Statement No. 101, Compensated Absences This Statement was issued June 2022. This Statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter

GASB Statement No. 102, *Certain Risk Disclosures* This Statement was issued December 2023. This Statement amends NCGA Interpretation 6, Notes to Financial Statements Disclosures, paragraph 5.

This Statement enhances financial reporting by requiring governments to disclose vulnerabilities due to certain concentrations or constraints. A government will be required to disclose concentration and constraints that meet the required criteria whenever the information is known to the government prior to the issuance of the financial statements, the concentration or constraint makes the reporting unit vulnerable to the risk of substantial impact, and an event or events associated with the concentration or constraint that could have caused a substantial impact could have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date of the financial statements are issued. This Statement becomes effective for fiscal years beginning after June 15, 2024.

The CRA will implement new GASB pronouncements no later than the required effective date.

B. Entity-Wide and Fund Financial Statements

The basic financial statements include both the entity-wide (based on the CRA as a whole) and fund financial statements. The entity-wide Statement of Net Position is presented on a consolidated basis, and is reflected on a full accrual, economic resource basis, which incorporates long-term assets as well as long-term debt and obligations.

The entity-wide Statement of Activities reflects both the gross and net costs per functional category which are otherwise being supported by general government revenues. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating grants, and capital grants. The program revenues must be directly associated with the function. The operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The fund financial statements are presented on a current financial resource and modified accrual basis of accounting. This is the manner in which these funds are normally budgeted. This presentation is deemed most appropriate to (a) demonstrate legal and covenant compliance, (b) demonstrate the source and use of liquid resources, and (c) demonstrate how the CRA's actual experience conforms to the budgeted fiscal plan. Since the fund financial statements are presented on a different measurement focus and basis of accounting than the entity-wide statements, a reconciliation is presented on the page following each statement, which explains the adjustments necessary to transform the fund based financial statements into the governmental activities column of the entity-wide presentation.

C. Basis of Presentation

The financial transactions of the CRA are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues, expenditures/expenses, deferred inflows of resources, and deferred outflows of resources.

The CRA Fund includes the Downtown CRA District, Republic Drive (Universal Boulevard) CRA District, and Conroy Road CRA District. These are incremental tax districts established pursuant to Florida Statutes and accounted for in a special revenue fund. The fund accounts for incremental increase in ad valorem tax revenue collected within the designated community redevelopment areas. Revenues must be utilized and expended in accordance with the respective community redevelopment plans.

D. Basis of Accounting

Basis of accounting refers to the point at which revenues, expenditures, expenses, and transfers (and assets, deferred outflows of resources, liabilities, and deferred inflows of resources) are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

The Entity-wide financial statements are presented on an accrual basis of accounting. The Governmental Funds in the fund financial statements are presented on a modified accrual basis.

1. Accrual:

Revenues are recognized when earned and expenses are recognized when incurred.

2. Modified Accrual:

Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means (except for property taxes) collectible within the following nine (9) months. Because of the statutorily defined property tax calendar, most property taxes are collected during the fiscal year in which they are levied, or within 60 days of the end of the fiscal year.

Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on general obligation long-term debt and compensated absences, if any, are recognized when due.

In applying the "susceptible to accrual" concept to intergovernmental revenues pursuant to GASB Statement 33, *Accounting and Financial Reporting for Nonexchange Transactions* (GASB Statement 33) (the City may act as either provider or recipient), the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenue when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met should, under most circumstances, be reported as advances by the provider and unearned revenue by the recipient.

E. Encumbrances

Encumbrance accounting is utilized by the governmental funds of the CRA. Monies are set aside when a purchase order is issued in order to reserve a portion of the applicable budget appropriation. Encumbrances lapse at year-end.

F. Use of Restricted and Unrestricted Resources

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

G. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Cash Equivalents:

The CRA defines Cash and Cash Equivalents as cash on hand, demand deposits, cash with fiscal agents, and the City’s cash management pool. The cash management pool is used by all City funds, including the CRA, and consists of a variety of short-term investments such as Treasury Securities, U.S. Government agencies and instrumentalities, various corporate debt, mortgages, commercial paper, and overnight investments.

The City's cash management pool is treated as a cash equivalent for financial reporting purposes because each individual fund can deposit additional cash or make withdrawals (at any time) without prior notice or penalty.

Investments:

All investments are stated at fair value, generally based on quoted market prices. The fair values of investments without quoted market prices, including certain commingled funds, alternative investments and fixed income securities, are estimated by a third party utilizing various pricing sources or based on fund net asset value (NAV). However, because of the inherent uncertainty of valuation, the estimated fair values for investments without quoted market prices may differ significantly from the values that would have been used had a ready market for the investments existed.

2. Accounts Receivable:

Accounts receivable are recorded net of appropriate allowance for doubtful accounts. As of September 30, 2023, the allowance for doubtful accounts was $216,944.

3. Prepaid Items:

Certain payments to vendors for services that will benefit periods beyond September 30, 2023 are recorded as prepaid items in both the entity-wide and fund financial statements. Prepaid items are reported as expenditures during the period benefited by the prepayment (consumption method).

4. Restricted Assets:

Certain proceeds of the CRA's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants or other legal agreements. The revenue bond debt service funds are used to segregate resources accumulated for debt service payments over the next twelve months. The revenue bond reserve funds are used to report resources set aside to pay debt service if the sources of the pledged revenues do not generate sufficient funds to satisfy the debt service requirements. The renewal and replacement funds are used to report resources set aside to meet unexpected contingencies or to fund asset renewals and replacements. The CRA would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use thereof to a future project or replacement equipment acquisition.

Capital Assets:

Capital assets, include property, plant, equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the entity-wide financial statements. Property and equipment is carried at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value as of the date received. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential in an orderly market transaction.

The thresholds for capitalization of assets range from $5,000 to $250,000, depending on the asset class. Other costs incurred for repairs and maintenance are expensed as incurred. Amortization of intangible assets including software costs is included with depreciation expense in the financial statements.

Infrastructure, buildings, improvements other than buildings, vehicles and equipment are depreciated using the straight-line method.

The CRA has a collection of artwork displayed both in buildings and public outdoor spaces. The true value of the art is expected to either be maintained or enhanced over time and thus, the art is not depreciated. If individual pieces are lost or destroyed, the loss is recorded.

When capital assets are disposed of, the cost and accumulated depreciation or amortization are removed from the accounts, and any resulting gain or loss is recognized in the entity-wide financial statements. Infrastructure, buildings, improvements other than buildings, vehicles and equipment are depreciated using the straight-line method over the following useful lives:

	YEARS
Buildings	4 - 50
Improvements Other Than Buildings	7 - 25
Equipment	3 - 20
Software	3 - 10
Vehicles	3 - 15
Stormwater and Water Reclamation Lines and Pump Stations	10 - 50
Other Infrastructure	10 - 50

5. Bond Discounts, Bond Premiums, and Issuance Costs:

In the CRA funds, bond discounts and bond premiums are treated as period costs in the year of issue. Bond premiums and discounts are shown as an “Other Financing Source/Use”. In the entity-wide statements bond discounts and bond premiums are amortized over the term of the bonds using the bonds outstanding method, which approximates the effective interest rate method. Bond discounts and premiums are presented as a reduction and increase, respectively, of the face amount of the bonds payable. Issuance costs, except any portion related to prepaid insurance costs, are recognized as an expense in the period incurred.

6. Compensated Absences:

The CRA accrues accumulated unpaid vacation and sick leave along with unpaid compensatory time and associated employee-related costs when earned (or estimated to be earned) by the employee. For the entity- wide statements, the current portion is the amount estimated to be used in the following year. In accordance with GAAP, for the CRA funds in the fund financial statements, all the compensated absences are considered long-term and therefore, are not a fund liability and represents a reconciling item between the fund level and entity-wide presentations.

7. Interfund Activity:

During the course of normal operations, the CRA has numerous transactions between funds. Interfund transactions are reflected as loans, services provided, reimbursements, or transfers. Loans are reported as receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided are treated as revenues and expenditures/expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers.

The CRA uses the City's cost allocation plan to identify costs associated with providing certain services. These indirect charges reimburse the administration and overhead services provided by certain City divisions (e.g., finance, personnel, procurement, legal, information technology, etc.).

8. Fund Balance:

In the fund financial statements, CRA funds report the fund balance into classifications that comprise a hierarchy based on the extent to which the CRA is bound to honor constraints on specific purposes for which those funds can be spent. Fund balance is divided into five classifications. The classifications are as follows:

a. Nonspendable. The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form or are legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of interfund loans.

b. Restricted. Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments, or are imposed by law through constitutional provisions or enabling legislation (City ordinances). Enabling legislation authorizes the CRA to assess, levy, charge, or otherwise mandate payment of resources (from external resource providers) and includes a legally enforceable requirement that those resources be used only for the specific purposes stipulated in the legislation. Legal enforceability means the CRA can be compelled by an external party such as citizens, public interest groups, or the judiciary to use resources created by enabling legislation only for the purposes specified by the legislation.

c. Committed. The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (ordinance) of City Commission. Those committed amounts cannot be used for any other purpose unless City Commission removes or changes the specified use by taking the same type of action ordinance) it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, committed fund balance classification may be redeployed for other purposes with appropriate due process. Constraints imposed on the use of committed amounts are imposed by City Commission, and anything separate from these constraints is not considered to be legally enforceable. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

d. Assigned. Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes, but do not meet the criteria to be classified as restricted or committed. In CRA funds, assigned fund balance represents the remaining amount that is not restricted or committed. The City, for planning purposes, may assign fund balances for a specific purpose, such as setting aside funds for capital equipment replacement, emergency preparedness, and accrued benefit payouts to retired/terminated employees. Unlike commitments, assignments generally exist temporarily.

e. Unassigned. Fund balance is the residual classification for the CRA fund and includes all spendable amounts not contained in the other classifications.

The CRA applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, or unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first, followed by assigned, and then by unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) fund balance are available, the CRA uses the City's policy to apply restricted first. When expenditures are incurred for purposes for which committed, assigned, or unassigned fund balances are available, the City's policy is to apply committed fund balance first, then assigned fund balance, and finally unassigned fund balance.

9. Net Position:

In the governmental-wide financial statement and proprietary fund financial statements, net positions are classified as follows:

a. **Net investment in capital assets** consists of capital assets, net of accumulated depreciation and reduced by outstanding debt attributed to the acquisition, construction or improvement of the assets.

b. **Restricted net position** is restricted by external creditors, grantors, contributors, or laws and regulations of other governments.

c. **Unrestricted net position** is all resources that do not meet the definition of "net investment in capital assets" or "restricted net position".

10. Use of Estimates:

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

H. Revenues, Expenditures, and Expenses

Substantially all CRA fund revenues are accrued. Tax increment revenues are generally billed and collected within the same period in which the taxes are levied.

In addition, revenue from Federal and State reimbursement type grants for which eligibility requirements have been met have been accrued and recognized as revenues of the period. All other revenue items are considered to be measurable and available only when cash is received by the CRA.

Expenditures are recognized when the related fund liability is incurred except for the following:

- General obligation long-term debt principal and interest and compensated absences are reported, if any, only when due.

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgeting Policy

The City Council acting as the CRA Board annually adopts the Budget Resolution for the CRA funds. Budgetary control is legally maintained at the fund level. The budget is prepared using the modified accrual basis of accounting with encumbrances included as budgetary basis expenditures. The CRA's Budget Resolution provides transfer authority (1) to the Chief Financial Officer, within and between departments and funds, as long as the total budget of the City (net of interfund transfers) is not increased, (2) to the Chief Financial Officer to implement grant budgets as the grant applications are accepted by the City, and (3) to the Chief Financial Officer to amend (re-appropriate) each new year's budget, to the extent of outstanding encumbrances, and/or unexpended project/grant appropriations at year end. City Council action is required for (1) use of the budgeted Council contingency, and (2) the approval of a supplemental appropriation(s). During the year, several supplemental appropriations were necessary.

All budget amounts presented in the accompanying supplementary information reflect the original budget (including the prior year carry forward) and the amended budget (which have been adjusted for legally authorized revisions of the annual budgets during the year). Appropriations, except remaining project appropriations, encumbrances, and unexpended grant appropriations, lapse at the end of each fiscal year. The capital projects funds present, for some individual projects, the remaining project appropriations compared to current year expenditures.

NOTE 3: TAX INCREMENT REVENUE

The primary revenue source for the CRA is tax increment revenue. The aggregate assessed valuation of taxable real property in each of the three CRA Districts as of a particular date is referred to as the Frozen Tax Base. The amount of Tax Increment Revenues to be received in any future year is dependent on the assessed valuation of taxable real property in the related district as of each January 1, the incremental increase in such valuation above the Frozen Tax Base, and the total millage rate levied by the relevant taxing authorities.

The amount of tax increment revenue to be deposited in the CRA Trust Funds is dependent upon, among other things, (a) the millage rates, if any, established by the City, Orange County, and the Downtown Development Board (for the Downtown CRA District), and (b) growth in the assessed valuation of taxable real property in the related district, which increases will be affected by the annual appraisal of taxable real property, including new construction completed within the related district.

Under Florida law, the assessment of all properties and the collection of all county, municipal, special district, and school board property taxes are provided by the County's Property Appraiser and Tax Collector, respectively, who are elected County officials.

NOTE 4: DEPOSITS AND INVESTMENTS

A. Pooling of Cash and Investments

The City of Orlando maintains an internal cash management pool in which the CRA participates on a dollar equivalent and daily transaction basis. Investment earnings (which include realized and unrealized gains and losses as well as interest income) are distributed monthly to the individual funds based on the funds' average cash balance.

The use of daily sweeps of zero balance accounts allows the City's portfolio to be fully invested at all times. Florida Statutes provide for a deposit collateral pool by banks and savings and loans (that are qualified public depositories) which insure local government deposits.

(1) Investments and Investment Practices

The CRA utilizes the City's investment guidelines for the cash management pool, which are defined by City ordinance and a written investment policy that is approved by the City Council. The investment policy specifies limits by instrument and issuer (within instrument) and establishes a diversified investment strategy, minimum credit quality, and authorized institutions available as counterparties. Implementation and direction of investment strategies, within policy limits, are established by an internal Investment Committee and managed by either internal or external money managers.

The fair values of the City's fixed-maturity investments fluctuate in response to changes in market interest rates. Increases in prevailing interest rates generally translate into decreases in the fair values of those instruments.

Fair values of interest rate-sensitive instruments may also be affected by the credit worthiness of the issuer, prepayment options, relative values of alternative investments, the liquidity of the instrument, duration of the instrument, and other general market conditions.

The City's Investment Policy (a) authorizes the use of options, puts, forwards, and futures, (b) establishes a maximum duration of 1¼ years for the in-house Liquidity Portfolio, (c) establishes duration limitations of +30% of the stated benchmark for active managers, and (d) allows limited use of high-yield corporate securities (no more than 10% of the Aggregate Investment Portfolio), investment grade securities denominated in non-U.S. currency (no more than 10% of the Aggregate Investment Portfolio), and emerging market securities (no more than 10% of the Aggregate Investment Portfolio). Mortgage-related fixed income securities are limited to 35% of the portfolio and must be rated by two nationally recognized credit rating agencies and have a minimum credit rating of Aa3 (Moody's), AA- (S&P), or AA- (Fitch). If the security is not rated by two of these agencies, an equivalent minimum rating by a nationally recognized rating agency is required. The Policy allows for exceptions to be granted by the Investment Committee provided the total value of all exceptions does not exceed 2% of the Aggregate Investment Portfolio.

The Investment Policy is reviewed annually for any adjustments due to changes or developments within the investment spectrum that would provide opportunities to the City.

The City's Investment Policy requires transactions to be settled on a "delivery versus payment" basis, with securities being held by the City's third-party custodian on behalf of and in the name of the City. The exceptions to this policy are overnight repurchase agreements with the City's primary banking institution, mutual funds, investments held by a broker/dealer under a reverse repurchase agreement, and investments in money market funds.

Investments reported in the CRA funds consist primarily of bond reserves that are maintained by trustees in accordance with the bond covenants.

Custodial Credit Risk

Monies on deposit with financial institutions in the form of demand deposit accounts and time deposit accounts are defined as public deposits. The entire City's public deposits are held in qualified public depositories pursuant to State of Florida Statutes, Chapter 280, "Florida Security for Public Deposits Act", and covered by federal depository insurance. This act requires that the City maintain deposits only in "qualified public depositories". All qualified public depositories must deposit with the State Treasurer eligible collateral in such amounts as required by the Act. In addition, qualified public depositories are required under the Act to assume mutual responsibility against loss caused by the default or insolvency of other qualified public depositories of the same type. Should a default or insolvency occur, the State Treasurer would implement procedures for payment of losses according to the validated claims of the City.

(2) Interest Rate Risk

Interest rate risk is the risk that as market rates change, the fair value of the investment will vary. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market interest rates. The City's formal investment policy ensures that securities mature to meet operating cash requirements to avoid the need to sell on the open market prior to maturity. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

(3) Credit Risk

The City's policies are designed to maximize investment earnings, while protecting the security of principal and providing adequate liquidity, in accordance with all applicable state laws.

(4) Fair Value Measurements

The City categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the relative inputs used to measure the fair value of the investments. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of the fair value hierarchy are described as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the City has the ability to access.

Level 2: Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement. Unobservable inputs reflect the City's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumption about risk). Unobservable inputs are developed based on the best information available in the circumstances and may include the City's own data.

The asset's or liability's level within the hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The determination of what constitutes observable inputs requires judgment by City's management. City management considers observable data to be that market data which is readily available, regularly distributed or updated, reliable, and verifiable, not proprietary, and provided by multiple independent sources that are actively involved in the relevant market.

The categorization of an investment or liability within the hierarchy is based upon the relative observability of the inputs to its fair value measurement and does not necessarily correspond to City management's perceived risk of that investment or liability.

The following is a description of the recurring valuation methods and assumptions used by the City to estimate the fair value of its investments. The methods described may produce fair value calculations that may not be indicative of net realizable value or reflective of future fair values. The use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

When available, quoted prices are used to determine fair value. When quoted prices in active markets are available, investments are classified within Level 1 of the fair value hierarchy. When quoted prices in active markets are not available, fair values are based on evaluated prices received by the City's asset manager from third party service providers.

The City applies fair market value updates to its securities on a daily basis. Security pricing is provided by a third party and is reported daily to the City by its custodian bank. Assets are categorized by asset type, which is a key component of determining hierarchy levels.

Asset types allowable per the City's investment policy generally fall within hierarchy level 1 and 2. The City recorded its investments at fair value, and primarily uses the Market Approach to valuing each security.

B. Trustee Portfolio

Investments are reported at fair value and are held by third party trustees. The investment policy maximums do not apply to trustee accounts since each account is specifically limited as to types of investments and maturities based on the intended uses and covenant restrictions contained in the applicable bond documents. The schedule below reflects the investments held in the trustee accounts.

Trustee Account Investments
Portfolio Characteristics

Investment Vehicle	Fair Value	Percent of Portfolio at Year End	Effective Duration (in years) at Year End	Credit Quality (1)
Other Investments:				
Money Market Funds (2)	$ 15,965,103	100.00%	0.08	AAA / Aaa

(1) Rated by Standard & Poor's and Moody's, respectively, as of September 30, 2023.
(2) Includes investments in interest-bearing liquid funds held in the various accounts.

(1) Fair Value

Investments in money market funds and non-negotiable certificates of deposit are exempt from fair value hierarchy disclosures per paragraph 69.c. of GASB Statement 72, *Fair Value Measurement and Application*, and are valued at the City's cost and any accrued interest on these investments.

NOTE 5: NET POSITION, FUND BALANCE, INTERFUND TRANSFERS, AND RESTRICTED ASSETS

A. Net Position

The entity-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets – is intended to reflect the portion of net position which is associated with non-liquid capital assets less outstanding capital asset related debt. The related debt is the debt less the outstanding liquid assets.

Restricted Net Position – are liquid assets (generated from revenues and not bond proceeds), which have third-party (statutory, bond covenant or granting agency) limitations on their use.

Unrestricted Net Position – typically represent unrestricted liquid assets. While City management may have categorized and segmented portions for various purposes, the City Council has the unrestricted authority to revisit or alter these managerial decisions.

B. Fund Balance

The CRA utilizes the City's formal minimum fund balance policy. This policy addresses various targeted reserve positions and the Office of Business and Financial Services calculates targets and actual balances to report the results annually to City Council.

The fund balance policy includes reserve ranges as follows:

- General Fund: 15% to 25% of the Budgeted Expenditures
- Other Funds: 0% to 20% of Budgeted Expenditures

A schedule of CRA fund balances is shown below:

	Community Redevelopment Agency
Fund Balances:	
Restricted for:	
Debt Service Reserve	$ 15,965,103
Debt Service Principal and Interest	4,376,418
Community Redevelopment	83,623,192
Capital Projects	1,284,479
Unassigned:	-
Total Fund Balances	$ 105,249,192

C. Interfund Transfers

Transfers are indicative of funding for debt service, subsidies, and re-allocation of special revenues. The following schedule briefly summarizes significant CRA transfer activity:

	Transfer From			
Transfer To	**Downtown Trust Fund**	**Republic Drive Trust Fund**	**Conroy Road Revenue Funds**	**Total**
Downtown Debt Service	$ 9,021,731	-	-	$ 9,021,731
Republic Drive Debt Service	-	3,802,692	-	3,802,692
Conroy Road Debt Service	-	-	1,901,875	1,901,875
Total	$ 9,021,731	$ 3,802,692	$ 1,901,875	$ 14,726,298

D. Restricted Assets

The balances of the restricted asset accounts in the entity wide statements are shown below:

	Community Redevelopment Agency
Restricted Receivables	$ 175,584
Debt Service Funds	4,376,418
Reserve Funds	15,965,103
Total Restricted Assets	$ 20,517,105

Restricted receivables are included in special assessments and notes in financial statements.

NOTE 6: CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	Community Redevelopment Agency			
	Beginning Balance	**Additions**	**Transfers, Retirements and Other Adjustments**	**Ending Balance**
Non-Depreciable Assets:				
Land	$ 8,097,108	$ 40,117	$ -	$ 8,137,225
Artwork	2,300	-	-	2,300
Construction in progress	5,108,040	176,380	-	5,284,420
Depreciable Assets:				
Buildings	1,931,104	-	-	1,931,104
Improvements	23,069,226	429,672	-	23,498,898
Infrastructure	1,933,086	-	-	1,933,086
Equipment	58,045	228,225	(3,259)	283,011
Totals at historical cost	40,198,909	874,394	(3,259)	41,070,044
Less accumulated depreciation for:				
Buildings	(475,213)	(30,070)	-	(505,283)
Improvements	(21,982,670)	(290,085)	-	(22,272,755)
Equipment	(57,776)	(3,804)	3,259	(58,321)
Infrastructure	(169,145)	(48,327)	-	(217,472)
Total accumulated depreciation	(22,684,804)	(372,286)	3,259	(23,053,831)
Capital assets assets, net	$ 17,514,105	$ 502,108	$ -	$ 18,016,213

Depreciation expense was charged to governmental functions as follows:	
Community Redevelopment Agency	372,286
Total depreciation expense	$ 372,286

[Table failed to load from spreadsheet with name "N-6 Capital Assets Table 3"]

NOTE 7: COMMITMENTS AND CONTINGENCIES:

a. Parking System Commitment – Per an agreement with the Federal Transit Administration (FTA), the net revenues from the operations of City space facilities (two parking garages located near the Bob Carr Performing Arts Center) must be used to offset transit-oriented costs (in this instance the downtown Lymmo system). The residual support for the Lymmo system is provided by a junior lien commitment of the Parking System, the Orlando Venues, and the Downtown CRA District. For the fiscal year ended September 30, 2023, the related operating subsidy to the Lymmo system was $2,334,392 from the Downtown CRA District.

b. Downtown CRA District Development Incentives

55 West – This project involved the redevelopment of Church Street Market, which was located between Orange Avenue and the CSX railroad. The original agreement included (but was not limited to) the repayment of a Special Assessment obligation used to finance 75% of the plaza area improvements, which is available to the public. During the 2016 fiscal year, the special assessment obligation was paid in full.

The Plaza – This project was completed in 2007. The developer built 394,000 sq. ft. of office condominium, 100,000 sq. ft. of retail and restaurant space, 304 residential condominium units, and a related 1,650-space parking structure.

In December 2008, the City and Community Redevelopment Agency approved an agreement to provide funding for the completion of the movie theatre located in The Plaza. The agreement restructured the original movie theatre incentive previously approved by the City and Community Redevelopment Agency.

The 2008 agreement provided for the funding of the movie theatre project, up to $6,000,000, on a periodic basis as construction progressed. The project construction funds are being repaid by the developer, with interest, through the levy, imposition, and collection of special assessments on both the retail condominium and parking condominium, which will be specially benefited from the project. On July 2, 2014, the City received the balance of $1,750,000 on the parking condominium portion of the assessment. The outstanding balance of the retail condominium portion of the assessment as of September 30, 2023 is $166,666.

Electronic Arts (EA) – EA completed construction for its new regional headquarters in Creative Village. EA is the second largest video gaming company in the Americas and Europe. The move will bring over 700 high-wage jobs to Creative Village. The CRA approved an incentive agreement in October 2019 to provide an annual tax increment recapture to EA for 15 years equal to 100 percent of the tax increment revenue collected for the property. The maximum tax increment recapture shall not exceed $9,000,000. The first of the fifteen-annual tax increment recapture payments was made to EA in 2023.

Parramore Oaks – On October 29, 2019 phase 1 of Parramore Oaks, a new mixed-income housing community, was completed in the Parramore area. The first 120 units in this two-phase project includes 96 affordable and work-force housing units and 24 units without income restrictions. Phase 2, which will feature another 91 income-restricted units, was awarded Low Income Housing Tax Credits in December 2019 and is scheduled to start construction during the first quarter of 2021. In August 2019, the Community Redevelopment Agency agreed to provide an affordable housing incentive in an amount up to $2,152,000 for Phase 2 if awarded Low Income Housing Tax Credits and after the construction is completed. Phase 2 is expected to be completed by summer 2024.

c. Parramore Area Initiatives:

Creative Village – On July 26, 2010, the Orlando City Council adopted an ordinance amending the City's Growth Management Plan (GMP) by changing the future land use designation for the former Amway Arena property from Public-Recreational-Institutional to Urban Activity Center. The plan is to redevelop the former 68-acre Amway Arena site into the Creative Village property. The Amway Arena was demolished in 2012. It is envisioned that the Creative Village will create an industry cluster for creative and tech businesses integrate with residential, retail and academia in a neighborhood that is connected to, and complements, the Parramore neighborhood and Downtown community.

In February 2011, the City entered into a 20-year Master Development Agreement (MDA) that established the rights and responsibilities between the City and Creative Village LLC (CVD) regarding management and redevelopment of the Creative Village site. CVD has the right to purchase a portion of the development rights and parcels within the site, and the City retains the right to sell the remaining commercial and residential parcels. During the year ended September 30, 2021, the City received $11.3 million in proceeds from the sale of Creative Village sites. During the year ended September 30, 2022 the City committed $10 million to help develop a new urban centerpiece for Creative Village. The Luminary Green Park includes large art installations, extensive night time light and project shows, and open green space for community events and gatherings. The park is also an iconic destination in the downtown area with it's tall Orlando sculpture letters.

d. City Line of Credit – By separate arrangement between the City and the CRA, the City has extended a line of credit to the CRA in an amount not to exceed $2,300,000 to be used exclusively to make up any shortfalls in current year operation not available within the CRA's Downtown District operating funds. As of September 30, 2023, there was no outstanding balance on the line of credit.

e. Encumbrance Commitments:

Encumbrances outstanding at year-end do not represent GAAP expenditures or liabilities but represent budgetary accounting controls. All governmental fund budgets are maintained on the modified accrual basis of accounting except that budgetary basis expenditures include purchase orders and contracts (encumbrances) issued for goods or services not received at year-end.

At September 30, 2023, the CRA had encumbrance commitments as follows:

Governmental Funds	Encumbrances
Community Redevelopment Agency	$ 4,671,989

NOTE 8: RISK MANAGEMENT

The CRA is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The CRA utilizes the City's Risk Management Division to identify, define and evaluate the areas of potential loss to the CRA so as to reduce their occurrences. Acknowledging that some loss is inevitable, routine or predictable losses are self-insured, while other more unpredictable or catastrophic losses are transferred to insurance companies.

Effective January 1, 2012, the City became self-insured with respect to employee health insurance coverage. This covers all eligible active and retired employees and their dependents. The City's Human Resources Division manages the health self-insured plan.

The City self-insures the great majority of its General Liability, Auto Liability, Workers' Compensation and Property losses via self-insured retentions (deductibles). For its General Liability and Auto Liability exposures, the City is afforded protection against losses consistent with the State of Florida Sovereign Immunity statute. These losses are capped at $200,000 per person and $300,000 per event. The schedule below describes the different deductibles, insurance coverages, and insurance limits the City currently has in place. Any losses above commercial insurance limits would also be self-insured. Due to very difficult market conditions, the City now fully self-insures Workers' Compensation.

Deductibles	Coverage	Limits of Coverage
N/A	General Liability & Auto Liability	$200,000 per person, $300,000 per occurrence (Consistent with Section 768.28, Florida Statutes)
$ 250,000 (base)	All-Risk City Wide Property/Boiler and Machinery	$350 million
$ 250,000 (base) 5% Windstorm	All-Risk Amway Center Property/Boiler and Machinery	$450 million
N/A	Workers' Compensation	Statutory
$ 50,000	Crime/Employee Dishonesty	Various, up to $10 million

The City's Risk Management Division handles the claims management and loss prevention activities for the City. Annually, as of September 30, the Division has a third-party actuary review the claim history for all claim years for which open claims are outstanding. The actuary projects the ultimate claim payment obligation (including the incurred but not reported claims) for each year's claim experience and projects the New Year's probable loss fund cost.

These projections are provided at the expected confidence level before and after discounting the loss reserves for Workers' Compensation, General Liability and Automobile Liability. The City elected to establish the liability at the undiscounted projection.

The probable loss fund estimate is used to budget the Risk Management Fund's billing as an Internal Service Fund to the various funds and component units of the City, including the CRA. Historically, if an adjustment is necessary to increase the reported fund liability to reflect the actuary's estimated ultimate claim payment, then the Risk Management Fund will either draw upon its accumulated net position or initiate a year end billing to the City's participant funds. The City's practice of cash funding the projected ultimate claims payment experience as of the end of each fiscal year, even though some payments may not be made for 8 to 12 years thereafter, is intended to temporarily accumulate net position (through interest earnings) which can be used to meet changes in estimates over time. Settlements have not exceeded coverages for each of the past three fiscal years.

The City maintains individual claim year experience (revenues, expenses, accumulated earnings on the excess) to allow, once a claims year is closed out, an elective decision with regard to any excess available to either (a) retain the excess in the Risk Management Fund or (b) declare a dividend and redistribute the excess to the participants under the original shared billing formula.

Self-Insurance for Employee Medical Benefits

The City's self-insurance plan covers claims up to $800,000 for employees, with an aggregating specific deductible endorsement of $390,000.

NOTE 9: LONG-TERM OBLIGATIONS

Long-term indebtedness of the CRA is accounted for in the governmental activities column of the entity-wide statement of net position.

The schedule of long-term liability activity is shown below.

a. Description of Individual Bond Issues - Summarized below are the CRA's bond issues which are outstanding at September 30, 2023:

	Purpose of Issue	Amount Issued	Amount Outstanding	Coupon Interest Rate	Maximum Annual Debt Service
Community Redevelopment Agency					
Republic Dr. (Universal Blvd) Series 2012	Refunding	$ 29,430,000	$ 5,660,000	3.75-5.00%	$ 3,008,750
Republic Dr. (Universal Blvd) Series 2013 (1)	Capital Improvements	9,000,000	1,675,259	2.17%	864,993
Conroy Road Series 2012	Refunding	19,225,000	5,300,000	5.00%	1,947,750
Downtown CRA Series 2019A (1)	Refunding	57,351,000	48,488,000	3.56%	4,458,213
Downtown CRA Series 2020A (1)	Refunding	70,545,000	64,132,000	3.50%	8,917,560
Total		$ 185,551,000	$ 125,255,259		

(1) Bonds from direct borrowings and direct placements.

b. Long-term liability activity for the year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Community Redevelopment Agency					
Bonds payable:					
Community Redevelopment Agency bonds					
Republic Drive (Universal Blvd.) District	$ 8,290,000	$ -	$ (2,630,000)	$ 5,660,000	$ 2,760,000
Conroy Road District	6,895,000	-	(1,595,000)	5,300,000	1,680,000
Direct Borrowing and Direct Placement Bonds (CRA)	119,884,298	-	(5,589,039)	114,295,259	5,775,639
	135,069,298	-	(9,814,039)	125,255,259	10,215,639
Plus (Less) bond discounts and premiums	184,723	-	(130,749)	53,974	-
Total bonds payable	135,254,021	-	(9,944,788)	125,309,233	10,215,639
Other liabilities:					
Compensated absences	457,905	-	(97,178)	360,727	57,716
Total other liabilities	457,905	-	(97,178)	360,727	57,716
Community Redevelopment Agency long-term liabilities	$ 135,711,926	$ -	$ (10,041,966)	$ 125,669,960	$ 10,273,355

c. Summary of Debt Service Requirements to Maturity - Annual Principal Requirements

Fiscal Year	Community Redevelopment Agency: CRA Tax Increment Bonds (1)	Community Redevelopment Agency: Direct Placement and Direct Borrowings (2)	Totals
2024	$ 4,440,000	$ 5,775,639	$ 10,215,639
2025	4,665,000	5,967,620	10,632,620
2026	1,855,000	5,302,000	7,157,000
2027	-	5,490,000	5,490,000
2028	-	5,684,000	5,684,000
2029-2033	-	31,575,000	31,575,000
2034-2038	-	37,561,000	37,561,000
2039-2043	-	16,940,000	16,940,000
Total	10,960,000	114,295,259	125,255,259
Less: Payable Within One Year	(4,440,000)	(5,775,639)	(10,215,639)
Total	6,520,000	108,519,620	115,039,620
Less: Bond (Discount) Premium	187,648	(133,675)	53,973
Long-Term Principal **Due After One Year**	$ 6,707,648	$ 108,385,945	$ 115,093,593

d. Summary of Debt Service Requirements to Maturity - Annual Interest Requirements

2024	$ 511,750	$ 4,007,146	$ 4,518,896
2025	289,750	3,814,381	4,104,131
2026	92,750	3,615,076	3,707,826
2027	-	3,427,748	3,427,748
2028	-	3,233,777	3,233,777
2029-2033	-	13,011,001	13,011,001
2034-2038	-	7,024,605	7,024,605
2039-2043	-	894,460	894,460
Total	$ 894,250	$ 39,028,194	$ 39,922,444

e. Summary of Debt Service Requirements to Maturity - Annual Principal and Interest Requirements

2024	$ 4,951,750	$ 9,782,785	$ 14,734,535
2025	4,954,750	9,782,001	14,736,751
2026	1,947,750	8,917,076	10,864,826
2027	-	8,917,748	8,917,748
2028	-	8,917,777	8,917,777
2029-2033	-	44,586,001	44,586,001
2034-2038	-	44,585,605	44,585,605
2039-2043	-	17,834,460	17,834,460
Total	$ 11,854,250	$ 153,323,453	$ 165,177,703

Notes:

(1) Includes Republic Drive (Universal Boulevard) Series 2012 and Conroy Road Series 2012.
(2) Includes Downtown Series 2019Aand 2020A and Republic Drive (Universal Boulevard) Series 2013.

f. New Indebtedness and Refunding Debt Issued by the CRA - For the fiscal year ended September 30, 2023, the CRA had no new indebtedness or refunding.

g. Disclosure of Legal Debt Margin - The CRA has no legal debt margin requirements set forth by either State Statute or City Ordinance.

h. Synopsis of Revenue Bond Covenants, Revenue Bonds Debt Service and Transfer Requirements - Provisions of revenue bonds require either (1) monthly sinking fund contributions for current debt service of one-twelfth and one-sixth of the next maturing principal and interest payment, respectively, or (2) an annual bucket approach where all receipts are deposited into a sinking fund until the funds therein are sufficient to meet the maturing principal and interest payments. In addition, certain reserves for future debt service requirements (generally the largest principal and interest payment due in any succeeding year) must be maintained.

At September 30, 2023 the CRA did not have any unused lines of credit or had not pledged assets as collateral for debt. Pursuant to the City's Senior Bond Ordinance, upon the occurrence and continuance of a default, not less than 25% of the bondholders of the outstanding bond obligation may appoint a trustee. The trustee, to protect the bondholders and seek remedy, may sue to enforce payment when due of and receive any and all amounts then or during any default becoming, and at any time remaining, due from the issuer for principal, interest, or otherwise under any provision of the Senior Bond Ordinance. During FY 2023, the CRA did not experience an event of default.

Downtown CRA District:
Downtown CRA Tax Increment Revenue Bonds:

On June 3, 2020 the City issued $70,545,000 in Community Redevelopment Agency Tax Increment Revenue Refunding Bonds (Downtown District), Series 2020A. The Series 2020A bonds mature on September 1, 2040. As of September 30, 2023, the outstanding balance on the bonds is $64,132,000.

On September 3, 2019 the City issued $57,351,000 in Community Redevelopment Agency Tax Increment Revenue Refunding Bonds (Downtown District), Series 2019A. The Series 2019A bonds mature on September 1, 2037. As of September 30, 2023, the outstanding balance on the bonds is $48,488,000.

The tax increment revenue received by the CRA on property within the downtown Community Redevelopment area is pledged to secure the outstanding bonds of these issues. The operating costs of the CRA and other capital projects may be financed out of the excess, after the debt service is provided. Additional bonds may be issued only after a parity test of 125% has been met, given retrospective consideration to the assessed value and related millage rates (and thus the revised increment) for the New Year. Additionally, the CRA has incurred subordinate lien level obligations and any additional debt incurred would have to be addressed in addition to these obligations.

Republic Drive (Universal Boulevard) CRA District:
Republic Drive (Universal Boulevard) Tax Increment Revenue Refunding Bonds (Series 2012):

On February 23, 2012 the City issued $29,430,000 in Republic Drive (Universal Boulevard) Tax Increment Revenue Refunding Bonds, Series 2012. The original Republic Drive (Universal Boulevard) bonds financed an I-4 interchange. The Series 2012 bonds mature on April 1, 2025. As of September 30, 2023, the outstanding balance on the bonds is $5,660,000.

Republic Drive (Universal Boulevard) Tax Increment Revenue Bonds (Series 2013):

On April 30, 2013 the City issued $9,000,000 in Republic Drive (Universal Boulevard) Tax Increment Revenue Bonds, Series 2013. Proceeds of the bonds were used to fund capital improvements. The Series 2013 bonds mature on April 1, 2025. As of September 30, 2023, the outstanding balance on the bonds is $1,675,259.

Conroy Road CRA District:
Conroy Road Tax Increment Revenue Refunding Bonds (Series 2012):

On May 16, 2012 the City issued $19,225,000 in Conroy Road Tax Increment Revenue Refunding bonds, Series 2012. The original Conroy Road bonds financed an I-4 interchange. The Series 2012 bonds mature on April 1, 2026. As of September 30, 2023, the outstanding balance on the bonds is $5,300,000.

NOTE 10: PENSION PLANS

The functions of the CRA are performed by the City of Orlando, (the "City") employees. The CRA does not contribute to the City's pension plan to help fund it, nor does it have a legal requirement to directly contribute to the City's pension plan. Therefore, the CRA is not reporting pension liabilities and expenses or pension related deferred outflows and inflows on its stand-alone financial statements. All pension liabilities and expenses and pension related deferred outflows and inflows are reported only in the City's annual report.

NOTE 11: OTHER EMPLOYEE BENEFITS

a. Deferred Compensation - The City offers its employees (including the component unit employees) two deferred compensation plans created in accordance with Internal Revenue Code Section 457. The City's main plan is offered to all employees. Effective May 1, 2005, a new International Association of Firefighters (IAFF) plan was opened as an additional plan that is only offered to Firefighters. The plans permit employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseen non-reimbursed emergency.

It is the opinion of the City's legal counsel that the City has no liability for losses under the plans, but does have the duty of due care that would be required of an ordinary prudent investor in overall program oversight.

Since the CRA has no control over these assets, other than periodically testing the market to retain or replace the 457 third-party administrator, the deferred compensation plan assets are not reflected in the CRA's financial statements.

b. Vacation and Sick Leave (Compensated Absences) - The City has a personal leave program for permanent non-bargaining employees, the police union, and contract employees. Under this program, in lieu of sick leave accrual (which was discontinued January 1, 1996) each employee's annual vacation/personal leave accrual increased by 56 hours (63 for the sworn police officers), while all accumulated sick leave balances were frozen. The sick leave balance can be accessed starting on the fourth consecutive workday (or a fifth aggregate day for same illness) for specified health-related absences. Upon retirement, employees with 20 years of service will be paid one-third of the sick leave balance, while employees with 25 years will be paid one-half, neither of which can exceed 700 hours. All accumulated personal leave will be payable at either termination or retirement.

Employees in the firefighter and Laborers' International Union of North America (L.I.U.) bargaining units are covered under negotiated contracts, which provide for both vacation and sick leave accruals. All vacation hours are available upon termination or retirement, but sick leave balances are available only upon retirement at rates dependent upon length of service and workday (shift or regular).

The CRA estimates the sick, vacation, personal leave, and compensatory time liability, which includes the CRA's obligation to pay associated employer payroll taxes.

Those funds presented under the full economic resources basis of accounting (the proprietary and government-wide statements) show a current portion (amount expected to be expended in the subsequent year) and non-current portion of the compensated absences liability.

c. Long-Term Disability (LTD) - On January 1, 2014, the City became fully insured for the LTD Plan. Annually, employees may elect to purchase LTD coverage with benefits ranging from 40% to $66^{2}/_{3}$% of monthly compensation using the City's cafeteria plan credits and through payroll deductions. The annual rates (established by City Council) for the LTD Plan vary based on age and coverage that is elected by the employee. Benefits are reduced by any other disability income such as Social Security or workers' compensation. Employees receiving disability benefits will be granted pensionable credited service at ½ of the normal rate for those periods covered by long-term disability payments. Premiums are remitted to a third party and claims incurred on or after January 1, 2014 are paid by the third-party insurer.

NOTE 12: OTHER POST EMPLOYMENT BENEFITS (OPEB)

The functions of the CRA are performed by the City of Orlando, (the "City") employees. The CRA does not contribute to the City's OPEB plan to help fund it, nor does it have a legal requirement to directly contribute to the City's OPEB plan. Therefore, the CRA is not reporting OPEB liabilities and expenses or OPEB related deferred outflows and inflows on its stand-alone financial statements All OPEB liabilities and expenses and OPEB related deferred outflows and inflows are reported only in the City's annual report.

NOTE 13: TAX ABATEMENTS

The CRA provides tax abatement programs subject to the requirements of GASB Statement No. 77, *Tax Abatement Disclosures*. The CRA negotiates the terms of the tax abatement agreements on an individual basis. See Note 7 for the other economic incentive commitments made by the CRA.

Economic Development Incentive Programs

The CRA provides economic incentives in the form of Tax Increment Rebates under Florida Statute 163 Part III. These incentives help support its commitment to continual redevelopment and revitalization of downtown Orlando, and help improve the local economy by attracting businesses, creating jobs, thus generating additional tax increment revenue in the Downtown Redevelopment Area. Individual agreements normally include obligatory performance benchmarks on behalf of the recipients. Tax increment rebates are paid directly to the developer in the amount ranging from 25% to 35% of taxable assessed value less the base year value transcribed in the individual agreements, and if applicable are subject to an annual and/or overall maximum. There are currently no provisions to recapture abated taxes under this program. For the fiscal year-ended September 30, 2023, taxes abated through this program totaled $643,570.

NOTE 14. CRA TRUST FUNDS

The CRA has responsibility for three separate tax increment districts. Pursuant to Section 163.387, Florida Statutes, a Redevelopment Trust Fund was established for each of the three tax increment districts. The following schedules show the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust funds during the fiscal year ended September 30, 2023, as well as principal and interest paid during the year on the debt which is pledged with tax increment revenues. The deposits and withdrawals do not include any accounting accruals or other accounting adjustments and may not reconcile to the financial statements, which are presented on a modified accrual basis of accounting. The balance of the debt remaining for each district is shown in Note 9.

Downtown District Trust Fund

Source of Deposits	**Date**	**Amount**
City of Orlando	12/31/2022	$ 28,520,125
Orange County	12/31/2022	19,019,278
Downtown Development Board	12/31/2022	3,823,468
Income (Loss) on Investments	Monthly	470,039
Total Deposits		$ 51,832,910

Purpose of Withdrawals	**Date**	**Amount**
Transfer to Debt Service Account - Series 2020 Bonds	12/31/2022	$ 4,459,520
Transfer to Debt Service Account - Series 2019 Bonds	12/31/2022	4,458,086
Transfer to Debt Service Account - Series 2023A Fund	12/31/2022	1,835,682
Transfer to Debt Service Account - Internal Loans	12/31/2022	1,100,331
Transfer to Debt Service Account - Internal Loan Fund	12/31/2022	263,898
Transfer to Debt Service Account - Events Center	Monthly	700,227
Transfer to Debt Service Account - Performing Arts Center	Monthly	184,079
Transfer to Debt Service Account - Citrus Bowl	Monthly	102,139
Transfer to Downtown CRA Operating Fund	12/31/2022	38,273,366
Transfer to Downtown CRA Operating Fund	9/30/2023	-
Total Withdrawals		$ 51,377,328

Principal and Interest on Indebtedness	**Principal**	**Interest**	**Other**	**Total**
Series 2019A Bonds	$ 2,638,000	$ 1,820,086	-	$ 4,458,086
Series 2020A Bonds	2,140,000	2,319,520	-	4,459,520
Loans	-	-	-	-
Totals	$ 4,778,000	$ 4,139,606	$ -	$ 8,917,606

Republic Drive (Universal Blvd.) Trust Fund

Source of Deposits	Date	Amount
City of Orlando	12/31/2022	$ 11,945,886
Orange County	12/31/2022	7,966,378
Income (Loss) on Investments	Monthly	103,331
Total Deposits		$ 20,015,595

Purpose of Withdrawals	Date	Amount
Transfer to Debt Service Account - Series 2012 Bonds	12/31/2022	$ 2,946,500
Transfer to Debt Service Account - Series 2013 Bonds	12/31/2022	856,192
Surplus Increment Revenue to Orange County	1/26/2023	9,560,946
Surplus Increment Revenue to City of Orlando	1/26/2023	6,445,021
Total Withdrawals		$ 19,808,659

Principal and Interest on Indebtedness	Principal	Interest	Other	Total
Series 2012 Bonds	$ 2,630,000	$ 378,250	$ 2,000	$ 3,010,250
Series 2013 Bonds	811,039	53,953	6,000	870,992
Total Debt Service	$ 3,441,039	$ 432,203	$ 8,000	$ 3,881,242

Conroy Road Trust Fund

Source of Deposits	Date	Amount
City of Orlando	12/31/2022	$ 6,382,459
Orange County	12/29/2022	4,256,284
Income (Loss) on Investments	Monthly	54,970
Total Deposits		$ 10,693,713

Purpose of Withdrawals	Date	Amount
Transfer to Debt Service Account - Series 2012 Bonds	12/31/2022	$ 1,901,875
Surplus Increment Revenue to Orange County	1/26/2023	3,495,394
Surplus Increment Revenue to City of Orlando	1/26/2023	5,188,157
Total Withdrawals		$ 10,585,426

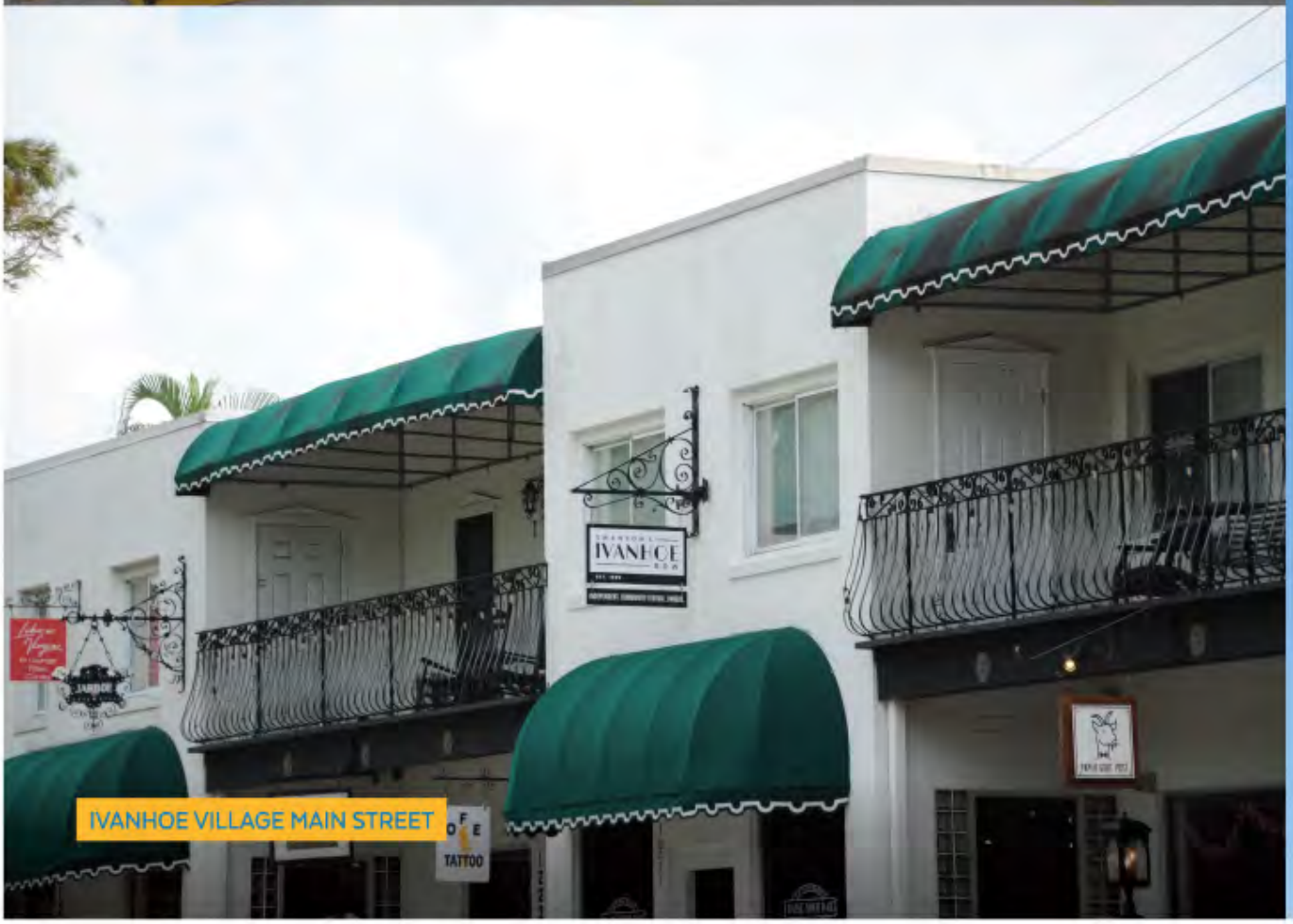
Principal and Interest on Indebtedness	Principal	Interest	Other	Total
Series 2012 Bonds	$ 1,595,000	$ 344,750	$ 2,000	$ 1,941,750



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GATEWAY DISTRICT



IVANHOE VILLAGE MAIN STREET

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPLIANCE

The original budget includes the carry forward appropriation (for unexpended projects and grants) as authorized in the annual budget resolution.

Carry forward appropriations are used in grant accounting to enable revenue and expenditure budgets to be established prior to revenue recognition criteria being realized. The results of operations on a GAAP basis do not recognize the fund balance allocation as revenue as it represents prior periods' excess of revenues over expenditures.

Budgetary Basis Expenditures

To compare the actual expenditures to the final budget, encumbrances are added to the actual expenditures to reflect budgetary basis expenditures.

CITY OF ORLANDO, FLORIDA
BUDGETARY COMPARISON SCHEDULE
COMMUNITY REDEVELOPMENT AGENCY
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive
	Original	Final	(Budgetary Basis)	(Negative)
Resources (inflows):				
Other Intergovernmental	$ 81,953,124	$ 82,044,923	$ 81,913,878	$ (131,045)
Charges for Services	-	(52,692)	-	52,692
Income on Investments	410,000	410,000	4,915,785	4,505,785
Other	110,000	100,884	387,339	286,455
Sale of Land		-	-	-
Transfers from Other Funds		-	14,726,298	14,726,298
Amounts available for appropriation	82,473,124	82,503,115	101,943,300	19,440,185
Charges to Appropriations (outflows):				
Community Redevelopment Agency	61,036,256	116,009,811	48,105,520	67,904,291
Capital Improvements	3,000	14,734,012	7,204,504	7,529,508
Debt Service	-	-	14,740,598	(14,740,598)
Transfers to Other Funds	21,122,464	21,454,287	14,726,298	6,727,989
Total	82,161,720	152,198,110	84,776,920	67,421,190
Excess (Deficiency) of Resources Over Charges to Appropriations	311,404	(69,694,995)	17,166,380	86,861,375
Fund Balance Allocation	-	69,694,995	-	(69,694,995)
Excess (Deficiency) of Resources Over Charges to Appropriations	$ 311,404	$ -	$ 17,166,380	$ 17,166,380

Explanation of Differences between Budgetary Inflows and Outflows and GAAP Revenues and Expenditures	
Sources/inflows of resources	
Actual amounts (budgetary basis) "available for appropriation" from the budgetary comparison schedule.	$ 101,943,300
Differences - budget to GAAP:	
Sale of Land are inflows of budgetary resources but are not revenues for financial reporting purposes.	-
Transfers from Other Funds are inflows of budgetary resources but are not revenues for financial reporting purposes.	(14,726,298)
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.	$ 87,217,002
Uses/outflows of resources	
Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule.	$ 84,776,920
Differences - budget to GAAP:	
Payments to refunded bond escrow agent and discount on issuance of debt are outflows of budgetary resources but are not expenditures for financial reporting purposes.	-
Encumbrances for supplies and equipment ordered but not received is reported in the year the order is placed for budgetary purposes, but in the year the supplies are received for financial reporting purposes.	-
Transfers to other funds are outflows of budgetary resources but are not expenditures for financial reporting purposes	(14,726,298)
Total expenditures as reported on the statement of revenues, expenditures, and changes in fund balances-governmental funds.	$ 70,050,622



MILLS 50 DISTRICT



SODO DISTRICT, LIGHT UP SODO

COMMUNITY REDEVELOPMENT AGENCY (CRA) FUNDS

The City Council serves as the CRA board. The CRA has responsibility for three separate tax increment districts (which have district specific debt obligations and related revenues).

CRA DOWNTOWN DISTRICT

Trust Fund — Accounts for the Tax Increment Revenue received from the City of Orlando, Orange County, and the Downtown Development Board. Also accounts for the operational expenditures of the Downtown CRA (including salaries, contractual services, and economic development incentives).

Debt Service — Accounts for the debt service (principal and interest payments) for the District's outstanding bonds and internal loans.

CRA REPUBLIC DRIVE (UNIVERSAL BOULEVARD) DISTRICT

Trust Fund — Accounts for the Tax Increment Revenue received from the City of Orlando and Orange County.

Debt Service — Accounts for the debt service (principal and interest payments) for the District's outstanding bond.

Construction — Accounts for the bond proceeds, which are being used for capital improvements.

CRA CONROY ROAD DISTRICT

Revenue Funds — Accounts for the Tax Increment Revenue received from the City of Orlando and Orange County, as well as the Transportation Impact Fees received from construction activity in the Conroy Road District.

Debt Service — Accounts for the debt service (principal and interest payments) for the District's outstanding bond.

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUNDS
COMBINING BALANCE SHEET
SEPTEMBER 30, 2023

	Downtown Trust Fund	Downtown Debt Service	Republic Drive Trust Fund	Republic Drive Debt Service	Republic Drive Construction
ASSETS					
Current Cash and Cash Equivalents	$ 84,668,084	$ -	$ 185,740	$ -	$ 1,284,479
Restricted Cash and Cash Equivalents	-	4,074,958	-	153,597	-
Restricted Investments	-	10,909,564	-	3,096,820	-
Special Assessments and Notes	175,584	-	-	-	-
Total Assets	$ 84,843,668	$ 14,984,522	$ 185,740	$ 3,250,417	$ 1,284,479
LIABILITIES					
Liabilities:					
Accounts Payable	$ 1,327,596	$ -	$ -	$ -	$ -
Advance Payments	21	-	-	-	-
Total Liabilities	1,327,617	-	-	-	-
Deferred Inflows of Resources:					
Unavailable Revenue - Notes Receivable	175,584	-	-	-	-
Total Deferred Inflows of Resources	175,584	-	-	-	-
FUND BALANCES					
Restricted	105,249,192	-	-	-	-
Unassigned	(21,908,725)	14,984,522	185,740	3,250,417	1,284,479
Total Fund Balances	83,340,467	14,984,522	185,740	3,250,417	1,284,479
Total Liabilities and Fund Balances	$ 84,843,668	$ 14,984,522	$ 185,740	$ 3,250,417	$ 1,284,479

Conroy Road Revenue Funds	Conroy Road Debt Service	Total CRA Funds
$ 96,985	$ -	$ 86,235,288
-	147,863	4,376,418
-	1,958,719	15,965,103
-	-	175,584
$ 96,985	$ 2,106,582	$ 106,752,393
$ -	$ -	$ 1,327,596
-	-	21
-	-	1,327,617
-	-	175,584
-	-	175,584
-	-	105,249,192
96,985	2,106,582	-
96,985	2,106,582	105,249,192
$ 96,985	$ 2,106,582	$ 106,752,393

CITY OF ORLANDO, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY FUNDS
COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Downtown Trust Fund	Downtown Debt Service	Republic Drive Trust Fund	Republic Drive Debt Service	Republic Drive Construction
REVENUES					
Other Intergovernmental	$ 51,362,871	$ -	$ 19,912,264	$ -	$ -
Income (Loss) on Investments	3,994,499	473,080	103,331	180,577	-
Other Revenues	387,339	-	-	-	-
Total Revenues	55,744,709	473,080	20,015,595	180,577	-
EXPENDITURES					
Community Redevelopment	30,620,505	-	16,005,968	-	-
Principal Payments	-	4,778,000	-	3,441,039	-
Interest and Other	-	4,139,606	-	440,203	-
Total Expenditures	30,620,505	8,917,606	16,005,968	3,881,242	-
Excess (deficiency) of revenues over expenditures	25,124,204	(8,444,526)	4,009,627	(3,700,665)	-
OTHER FINANCING SOURCES (USES)					
Transfers In	-	9,021,731	-	3,802,692	-
Transfers Out	(9,021,731)	-	(3,802,692)	-	-
Insurance Recoveries	19,717	-	-	-	-
Total Other Financing Sources (Uses)	(9,002,014)	9,021,731	(3,802,692)	3,802,692	-
Net change in fund balances	16,122,190	577,205	206,935	102,027	-
Fund balances - beginning	67,218,277	14,407,317	(21,195)	3,148,390	1,284,479
Fund balances - ending	$ 83,340,467	$ 14,984,522	$ 185,740	$ 3,250,417	$ 1,284,479

Conroy Road Revenue Funds	Conroy Road Debt Service	Total CRA Funds
$ 10,638,743	$ -	$ 81,913,878
54,970	109,328	4,915,785
-	-	387,339
10,693,713	109,328	87,217,002
8,683,551	-	55,310,024
-	1,595,000	9,814,039
-	346,750	4,926,559
8,683,551	1,941,750	70,050,622
2,010,162	(1,832,422)	17,166,380
-	1,901,875	14,726,298
(1,901,875)	-	(14,726,298)
-	-	19,717
(1,901,875)	1,901,875	19,717
108,287	69,453	17,186,097
(11,302)	2,037,129	88,063,095
$ 96,985	$ 2,106,582	$ 105,249,192

COMPLIANCE SECTION

MSL
Certified Public Accountants

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*

The Honorable Mayor and
Members of the City Council
City of Orlando 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 City of Orlando, Florida Community Redevelopment Agency (the "CRA") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the CRA's financial statements and have issued our report thereon May 15, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing 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 CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

The Honorable Mayor and
Members of the City Council
City of Orlando Community Redevelopment Agency

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, grant agreements and contracts, 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*.

Pursuant to provisions of Chapter 10.550, *Rules of the Auditor General*, we reported certain matters to management of the CRA in a separate management letter and Independent Accountant's Report dated May 15, 2024.

Purpose of this Report

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

MSL, P.A.
Certified Public Accountants

Orlando, Florida
May 15, 2024

MSL
Certified Public Accountants

INDEPENDENT ACCOUNTANT'S REPORT

The Honorable Mayor and
Members of the City Council
City of Orlando Community Redevelopment Agency

We have examined the City of Orlando, Florida Community Redevelopment Agency's (the "CRA") compliance with the requirements of Sections 163.387(6) and (7) and 218.415, Florida Statutes, during the fiscal year ended September 30, 2023. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

MSL, P.A.
Certified Public Accountants

Orlando, Florida
May 15, 2024



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Honorable Mayor and
Members of the City Council
City of Orlando Community Redevelopment Agency

Report on the Financial Statements

We have audited the basic financial statements of the City of Orlando, Florida Community Redevelopment Agency (the "CRA") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated May 15, 2024.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our 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*, and 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, which are dated May 15, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

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

The Honorable Mayor and
Members of the City Council
City of Orlando Community Redevelopment Agency

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and 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 218.38(3)(b), Florida Statues. 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.

Specific information of the CRA, a dependent special district of the City of Orlando, that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, is reported in the City of Orlando's management letter for the fiscal year ended September 30, 2023.

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 which 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 CRA's Board of Directors, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

MSL, P.A.
Certified Public Accountants

Orlando, Florida
May 15, 2024