OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
AUDITED FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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INDEPENDENT AUDITORS' REPORT

CBIZ CPAs

CBIZ CPAs P.C.

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Independent Auditors' Report

To the Board of Directors and CRA Executive Director
Opa-Locka Community Redevelopment Agency

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Opa-Locka Community Redevelopment Agency (the "CRA" or "Agency"), a component unit of the City of Opa-Locka, Florida, as of and for the fiscal year ended September 30, 2025, 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, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the CRA, as of September 30, 2025, and the respective changes in financial position, for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' 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.

*Auditors' Responsibilities for the **Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and the budgetary comparison information on pages 4 - 9 and 20 and 21 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 14, 2026, 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 grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

CBIZ CPAs P.C.

Coral Gables, Florida
September 14, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS
(Required Supplementary Information)

The Management's Discussion and Analysis (MD&A) of the Opa-locka Community Redevelopment Agency (the "Agency" or "CRA") is designed to provide an objective and easy to read analysis of the financial activities based on currently known facts, decisions, and conditions. The MD&A provides a broad overview and short and long-term analyses of the Agency's activities based on information presented in the financial statements. Specifically, this information is designed to assist the reader in focusing on significant financial issues, provide an overview of the Agency's financial activity and identify changes in the Agency's financial position and its ability to address the next year's challenges. Finally, the MD&A will identify any material deviations from the approved budget.

On December 4, 2013, the Agency entered into an Inter-local Cooperation Agreement with the City of Opa-locka (the "City") and Miami-Dade County (the "County") which established the Agency's financing plan and became effective October 1, 2014. Based on the cooperative agreement, the City and County are required to collect tax increment revenues on behalf of the Agency. The tax increment revenues must be used in accordance with the approved budget and the City of Opa-locka Community Redevelopment Agency Redevelopment Plan ("OCRA Redevelopment Plan") and the terms and conditions of the Inter-local Cooperation Agreement.

1) Delegation of Power
2) Miami-Dade County Taxing Authority of other Taxing Authority
3) Implementation of the Plan
4) City/County Coordination
5) Project Financing
6) Citizen Participation
7) Opa-locka Community Redevelopment Agency Board
8) Project Management, Administration and Coordination
9) Assurances of Affirmative Action
10) Indemnification of Others
11) Miscellaneous

The Agency is an independent entity and a component unit of the City. The Agency has presented its financial statements in accordance with the reporting model required by Governmental Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended.

The information contained in this MD&A is only a component of the entire financial statement report. Readers should take time to read and evaluate all sections of the report, including the footnotes and required supplementary information provided.

FINANCIAL HIGHLIGHTS

- For fiscal year 2025, the Agency's tax increment revenue actual receipts were $2,672,634. Meanwhile expenditures were disbursed at $6,374,345.
- Fund balance for the fiscal year decreased by $4,373,008 over the prior year fund balance of $5,109,060, resulting in a current fund balance of $736,052.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency's basic financial statements are comprised of three components:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

In addition, the Agency's report contains the required supplementary information in addition to the basic financial statements themselves.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

The *Statement of Net Position* presents all the information on the Agency's assets, liabilities, and deferred inflows of resources, with the difference between the three reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

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

The government-wide financial statements present functions of the Agency that are principally supported by tax increment financing (governmental activities). The governmental activities of the Agency include general government activities and redevelopment projects. The Agency has no business-type activities.

The government-wide financial statements are found on pages 10-11 of this report.

Fund Financial Statements

Governmental fund financial statements provide readers with an overview of each fund and its related function in a traditional format. A fund is a grouping of related accounts that maintain control over resources segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate legal compliance with finance-related legal requirements. The Agency utilized one fund for the fiscal year ended September 30, 2025: the *General Fund*, which accounts for the operating activities of the Agency.

Governmental funds **-** are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental funds 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.

Since the focus of governmental funds is narrower than government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By comparing, readers may better understand the long-term impact of the Agency's near-term financing decisions. The "Balance Sheet – General Fund" and "Statement of Revenues, Expenditures, and Changes in Fund Balance – General Fund" provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Budgetary comparison schedule, which constitutes Required Supplementary Information pursuant to the Governmental Accounting Standards Board ("GASB"), is provided to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 12 and 14 of this report. The reconciliations between the governmental fund and governmental activities are found on pages 13 and 15.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and the fund financial statements. These notes to the financial statements can be found beginning on page 16 of this report.

In addition to the basic financial statements and accompanying notes, this report also presents the required supplementary information concerning the Agency's budget to actual results for the General Fund for fiscal year 2025. The required supplementary information can be found on pages 20 and 21 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As previously noted, net position may serve, over time, as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities and deferred inflows of resources by $6,335,081 at the close of fiscal year 2025. Approximately 15% of the Agency's total assets is composed of cash.

SUMMARY OF NET POSITION

	As of September 30,		Change	
	2025	2024	$	Percent
Assets:				
Current assets:				
Cash	$ 983,268	$ 5,024,759	$ (4,041,491)	-80%
Leases receivable	85,762	-	85,762	100%
Non-current assets:				
Due from other governments	3,500	593,469	(589,969)	-99%
Capital assets, non-depreciable	2,720,165	-	2,720,165	100%
Capital assets, net of accumulated depreciation	2,878,864	977,405	1,901,459	195%
Total assets	6,671,559	6,595,633	75,926	1%
Liabilities:				
Current liabilities:				
Accounts payable	236,863	111,285	125,578	113%
Due to other governments	15,105	72,359	(57,254)	-79%
Total current liabilities	251,968	183,644	68,324	37%
Non-current liabilities:				
Due to other governments	-	325,524	(325,524)	-100%
Total liabilities	251,968	509,168	(257,200)	-51%
Deferred inflows of resources:				
Leases	84,510	-	84,510	100%
Total deferred inflows of resources	84,510	-	84,510	100%
Net position	$ 6,335,081	$ 6,086,465	$ 248,616	4%

SUMMARY OF CHANGES IN NET POSITION

	For the fiscal year ended September 30,		Change	
	2025	2024	$	Percent
Revenues				
Tax increment revenue	$ 2,672,634	$ 2,256,685	$ 415,949	18%
Charges for services	6,911	-	6,911	100%
Interest	147,611	218,728	(71,117)	-33%
Total revenues	2,827,156	2,475,413	351,743	14%
Expenses				
General government	1,752,721	1,172,988	579,733	49%
Total expenses	1,752,721	1,172,988	579,733	49%
Increase in net position before transfers	1,074,435	1,302,425	(227,990)	-18%
Transfers	(825,819)	-	(825,819)	100%
Increase in net position	248,616	1,302,425	(1,053,809)	-81%
Net position, beginning	6,086,465	4,784,040	1,302,425	27%
Net position, ending	$ 6,335,081	$ 6,086,465	$ 248,616	4%

In fiscal year 2025, the $2,672,634 tax increment revenues received from taxing authorities comprised both County ($898,252) and City ($1,774,382). The Agency's net position increased by $248,616. Key elements of the increase in 2025 were as follows:

- Total revenues increased by $351,743 or 14% in FY2025 when compared to FY2024 due to increases in property tax increment revenues.
- Total expenses in FY2025 were $1,752,721, representing an increase of $579,733 or 49% in comparison to FY2024. The increase is mostly attributed to an increase in operating expenses during the fiscal year.

FINANCIAL ANALYSIS - GOVERNMENTAL FUND

The focus of the Agency's governmental fund is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the Agency's financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At the end of fiscal year 2025, the Agency's governmental fund reported an ending fund balance of $736,052. The decrease is attributable to purchase of properties during fiscal year 2025.

GENERAL BUDGETARY HIGHLIGHTS

The following information is presented to assist the reader in comparing the original/final budget (adopted) and the actual results.

	Budgeted Amounts for 2025			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
Revenues				
Property taxes	$ 2,672,634	$ 2,672,634	$ 2,672,634	$ -
Charges for services	-	-	6,911	6,911
Interest	150,000	150,000	147,611	(2,389)
Total revenues	2,822,634	2,822,634	2,827,156	4,522
Expenditures				
General government	4,257,699	2,271,699	1,693,514	578,185
Capital outlay	2,916,781	5,120,326	4,680,831	439,495
Total expenditures	7,174,480	7,392,025	6,374,345	1,017,680
Other financing sources:				
Transfers in	4,351,846	4,569,391	-	(4,569,391)
Transfers out	-	-	(825,819)	(825,819)
Total other financing sources	4,351,846	4,569,391	(825,819)	(5,395,210)
Net change in fund balance	$ -	$ -	(4,373,008)	$ (4,373,008)
Fund balance, beginning			5,109,060	
Fund balance, ending			$ 736,052	

Revenue

Budgeted tax increment revenue in the amount of $2,672,634 is comprised of the City of Opa-locka's contribution of $1,774,382 and Miami Dade County's allocation of $898,252.

Expenditures

Actual expenditures were below appropriations primarily due to changes in Management and understaffing of the Agency for the various projects.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

During fiscal year 2025, capital assets increased due to the purchase of land and buildings. As a result, the CRA's investment in capital assets, reported in the statement of net position is $5,599,029. Capital assets for the fiscal years ended September 30, 2025 and 2024 are as follows:

Capital Assets

(Net of accumulated depreciation)

	Governmental Activities	
	2025	2024
Land	$ 2,720,165	$ -
Buildings	2,878,864	977,405
Total	$ 5,599,029	$ 977,405

Further data on the CRA's capital assets can be found in Note 4 on page 19.

LONG-TERM DEBT

The Agency had no debt for the fiscal year ended September 30, 2025.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Agency Board approved fiscal year 2026 budget in the amount of $3,396,587. Tax increment revenue projections were based upon actual values from the County's Property Appraiser's Office and the City of Opa-locka. The Tax Increment Financing (TIF) increase was attributable to an increase in property valuations within the Agency's district. The Agency anticipates further TIF revenue growth in the coming years as perennial increases in property values continue and future redevelopment projects break ground.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Mr. Jason Walker, Executive Director of the Opa-locka CRA, 780 Fisherman Street Fourth Floor, City of Opa-locka Florida, 33054.

BASIC FINANCIAL STATEMENTS

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Current assets:	
Cash	$ 983,268
Leases receivable	85,762
Total current assets	1,069,030
Non-current assets:	
Due from other governments (Note 5)	3,500
Capital assets, non-depreciable	2,720,165
Capital assets, net of accumulated depreciation	2,878,864
Total non-current assets	5,602,529
Total assets	6,671,559
LIABILITIES	
Current liabilities:	
Accounts payable	236,863
Due to other governments (Note 5)	15,105
Total current liabilities	251,968
Total liabilities	251,968
DEFERRED INFLOWS OF RESOURCES	
Leases	84,510
Total deferred inflows of resources	84,510
NET POSITION	
Investment in capital assets	5,599,029
Restricted for community redevelopment	736,052
Total net position	$ 6,335,081

See notes to basic financial statements

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenue Charges for Services	Net (Expense) Revenue and Changes in Net Position
Governmental activities:			
General government	$ 1,752,721	$ 6,911	$ (1,745,810)
Total governmental activities	1,752,721	6,911	(1,745,810)
General revenue:			
Tax increment revenue			2,672,634
Interest			147,611
Transfers			(825,819)
Total general revenue and transfers			1,994,426
Change in net position			248,616
Net position beginning			6,086,465
Net position, ending			$ 6,335,081

See notes to basic financial statements

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
BALANCE SHEET - GENERAL FUND
SEPTEMBER 30, 2025

	General Fund
ASSETS	
Cash	$ 983,268
Leases receivable	85,762
Due from other governments (Note 5)	3,500
Total assets	$ 1,072,530
LIABILITIES	
Accounts payable	$ 236,863
Due to other governments (Note 5)	15,105
Total liabilities	251,968
DEFERRED INFLOWS OF RESOURCES	
Leases	84,510
Total deferred inflows of resources	84,510
FUND BALANCE	
Restricted for community redevelopment	736,052
Total fund balance	736,052
Total liabilities, deferred inflows of resources and fund balance	$ 1,072,530

See notes to basic financial statements

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
RECONCILIATION OF THE GENERAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total General Fund balance	$	736,052
Amounts reported for governmental activities in the Government-wide Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the general fund.		5,599,029
Net position of governmental activities	$	6,335,081

See notes to basic financial statements

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	General Fund
Revenues:	
Property taxes	$ 2,672,634
Charges for services	6,911
Interest	147,611
Total revenues	2,827,156
Expenditures:	
Operating expenditures:	
General government	1,624,492
Capital outlay	4,749,853
Total expenditures	6,374,345
Excess (deficiency) of revenues over expenditures	(3,547,189)
Other financing sources (uses)	
Transfers out	(825,819)
Total other financing sources (uses)	(825,819)
Net change in fund balance	(4,373,008)
Fund balance, beginning	5,109,060
Fund balance, ending	$ 736,052

See notes to basic financial statements

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF THE GENERAL FUND TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balance - total General Fund		$ (4,373,008)
Amounts reported for governmental activites in the Government-wide Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures, while the Statement of Activities reports depreciation expense on capital assets. This is the amount by which capital outlays exceeded depreciation in the current period. The details of the difference are as follows:		
Capital outlay	4,653,284	
Depreciation expense	(31,660)	
Net adjustment		4,621,624
Change in net position of governmental activities		$ 248,616

See notes to basic financial statements

NOTES TO BASIC FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Agency's accounting policies are described below.

a. Financial Reporting Entity

The Agency is an independent government agency that was fully established in 2013 by the City Commission of the City of Opa-locka (the "City") and Miami-Dade County, under Chapter 163 of the Florida Statutes. The Agency is a blended component unit of the City. The purpose of the Agency is to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas within the City. To achieve this mission, the Agency is charged with the responsibility of eliminating conditions of blight that exist within the City and helping to improve the quality of life by revitalizing the City's physical, economic, educational, and social resources. The designated CRA area comprises some 514 acres, approximately 18% of the City.

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

On December 4, 2013, the Agency entered an Inter-local Cooperation Agreement with the City and Miami-Dade County (the "County") effective October 1, 2014. Based on the cooperative agreement, the City and County collect tax increment revenues on behalf of the Agency. The tax increment revenues must be used in accordance with the approved budget, the Opa-locka Community Redevelopment Agency Redevelopment Plan, and the terms and conditions of the Inter-local Cooperation Agreement.

b. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the Agency's activities. The Statement of Net Position reports all financial and capital resources of the Agency, as well as any corresponding current and long-term liabilities. The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and, 2) grants and contributions that are restricted to meeting the operational or capital requirements of a specific function. Taxes and other items not properly included among program revenues are reported as general revenues. The Agency does not have any business-type activities.

c. Measurement Focus and Basis of Accounting

Government-wide Financial Statements

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

c. Measurement Focus and Basis of Accounting (Continued)

Governmental Fund Financial Statements (Continued)

Governmental fund financial statements (i.e., balance sheet and statement of revenues, expenditures, and changes in fund balance) are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are available when they are collectable within the current period or soon enough thereafter to pay liabilities of the current period. Revenues susceptible to accrual are property taxes, interest on investments, and intergovernmental revenues. Interest on invested funds is recognized when earned. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

The Agency reports the following major governmental fund:

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

d. Use of Restricted Funds

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

e. Cash

The Agency's cash includes cash on hand in a deposit account with a financial institution. The Agency utilizes City National Bank for its banking activities.

f. Capital Assets

Capital assets, such as lands, furniture, and equipment, are reported in the governmental-type activities column in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than $5,000 and an estimated useful life of more than one year. Property and equipment purchased or acquired is carried at historical cost or estimated historical cost. Donated or contributed capital assets are recorded at their acquisition value on the date received.

g. Nature and Purpose of Classifications of Fund Balance

In the fund financial statements, a governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Amounts that are restricted to specific purposes either by, a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments or, b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the Agency's Board of Directors (the "Board") through an ordinance or resolution are classified as committed fund balances. The Board is composed of seven board members, the five members of the Opa-locka City Commission and two appointees of the County. Amounts that are constrained by the Agency's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by Agency management based on the Board's direction. Non-spendable fund balances include amounts that cannot be spent because they are either, (a) not in spendable form or, (b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

h. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts of assets, liabilities, disclosures of contingent liabilities, revenues, and expenditures/expenses reported in the financial statements and accompanying notes. These estimates include assessing the collectability of receivables and the useful lives of capital assets. Although these estimates as well as all estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ with actual results.

i. Implementation of New GASB Pronouncements

The Agency applied the requirements, as applicable, of the following GASB Statements effective October 1, 2024: GASB Statement No. 101, *Compensated Absences* and GASB Statement No. 102, *Certain Risk Disclosures*. The implementation of these standards did not have a material impact on the financial statements.

NOTE 2 – CASH DEPOSITS

All deposits of the Agency are placed in a bank that qualifies as a public depository pursuant to the provisions of the Florida Security For Public Deposits Act. Every qualified public depository is required by this law to deposit with the State Treasurer eligible collateral equal to, or more than, an amount to be determined by the State Treasurer. The State Treasurer is required to ensure that all funds are entirely collateralized throughout the fiscal year. Accordingly, the CRA's deposits are considered fully insured or collateralized in accordance with the provisions of GASB Statements.

NOTE 3 – LEASES RECEIVABLE

The CRA purchased certain property located at 241 Opa-Locka Blvd and continued the lease agreement with the existing tenant. The lease commencement date was June 1, 2025 with an expiration date of October 1, 2027. The agreement allows for a 3.0% increase to the lease payment on October 1, 2026. During the fiscal year, the CRA recognized $14,085 in lease revenue and $1,680 in interest income related to this agreement.

A summary of leases receivable and deferred inflows of resources for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Leases receivable				
241 Opa-Locka Blvd	$ -	$ 98,595	$ (12,833)	$ 85,762
Total leases receivable	$ -	$ 98,595	$ (12,833)	$ 85,762

	Beginning Balance	Additions	Reductions	Ending Balance
Deferred Inflows				
241 Opa-Locka Blvd	$ -	$ 98,595	$ (14,085)	$ 84,510
Total deferred inflows	$ -	$ 98,595	$ (14,085)	$ 84,510

NOTE 4 – CAPITAL ASSETS

The following is a summary of changes in capital assets for the fiscal year ended September 30, 2025:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated				
Land	$ -	$ 2,720,165	$ -	$ 2,720,165
Total capital assets not being depreciated	-	2,720,165	-	2,720,165
Capital assets being depreciated				
Buildings and improvements	985,548	1,933,119	-	2,918,667
Total capital assets being depreciated	985,548	1,933,119	-	2,918,667
Less accumulated depreciation				
Buildings and improvements	(8,143)	(31,660)	-	(39,803)
Total accumulated depreciation	(8,143)	(31,660)	-	(39,803)
Total capital assets being depreciated, net	977,405	1,901,459	-	2,878,864
Governmental activities capital assets, net	**$ 977,405**	**$ 4,621,624**	**$ -**	**$ 5,599,029**

Depreciation expense in the amount of $31,660 was allocated to the general government function for the fiscal year 2025.

NOTE 5 – RELATED PARTY TRANSACTIONS

The Agency received tax increment revenues from the County and the City in the amounts of $898,252 and $1,774,382, respectively, totaling $2,672,634 for the fiscal year ended September 30, 2025, which are reflective as tax increment revenues in the accompanying financial statements.

Due from other governments of $3,500 represents receipts due from the City, while due to other governments in the amount of $15,105 represents funds due to the City's General Fund.

NOTE 6 – TAX INCREMENT REVENUE

The primary source of revenues is tax increment funds received through the City and the County. This revenue is computed by multiplying the operating tax rate for the City and the County by the increased value of property located within the boundaries of the redevelopment area of the Agency, over the base property value, less five percent (administrative fee). Both the City and the County are required to annually fund this amount without regard to tax collections or other obligations.

NOTE 7 – RISK MANAGEMENT

The Agency is exposed to various risks of loss for worker's compensation, general liability and other various risks of loss related to theft, errors, and omissions. The Agency is covered for such risks under the Florida Municipal Insurance Trust through the City of Opa-locka. The Agency is not aware of any open litigation.

In addition, the Agency does not have any employees and therefore, does not have any benefit related costs. The CRA uses City personnel and contractors to perform all operational activities.

REQUIRED SUPPLEMENTARY INFORMATION

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE CITY OF OPA-LOCKA, FLORIDA)
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE (UNAUDITED)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget - Favorable (Unfavorable)
	Original	Final	Actual	
Revenues:				
Property taxes	$ 2,672,634	$ 2,672,634	$ 2,672,634	$ -
Charges for services	-	-	6,911	6,911
Interest	150,000	150,000	147,611	(2,389)
Total revenues	2,822,634	2,822,634	2,827,156	4,522
Expenditures:				
Current:				
General government	3,097,699	2,061,699	1,624,492	437,207
Capital outlay	4,076,781	5,330,326	4,749,853	580,473
Total expenditures	7,174,480	7,392,025	6,374,345	1,017,680
Excess (deficiency) of revenues over expenditures	(4,351,846)	(4,569,391)	(3,547,189)	1,022,202
Other financing sources (uses):				
Transfers in	4,351,846	4,569,391	-	(4,569,391)
Transfers out	-	-	(825,819)	(825,819)
Total other financing sources (uses)	4,351,846	4,569,391	(825,819)	(5,395,210)
Net changes in fund balance	$ -	$ -	(4,373,008)	$ (4,373,008)
Fund balance, beginning			5,109,060	
Fund balance, ending			$ 736,052	

See notes to budgetary comparison schedules

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNITY OF THE CITY OF OPA-LOCKA, FLORIDA
NOTE TO THE BUDGETARY COMPARISON SCHEDULE
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

NOTE 1 – BUDGETS AND BUDGETARY ACCOUNTING

The budget for the general fund is adopted on a basis consistent with generally accepted accounting principles ("GAAP"). Pursuant to the By-Laws of the Opa-locka Community Redevelopment Agency ("Agency" or "CRA"), as adopted on July 22, 2015, the Executive Director must prepare an annual budget and work program for approval by the Board of Directors for each fiscal year, and such other budgets as the Board may determine. The Agency is not authorized to expend any monies other than those authorized in the budget except that the Board shall amend the budget from time to time as may be necessary. As agreed to in the Interlocal Cooperation Agreement with the County and the City, the County must approve the Agency's annual budget prior to expenditures of any funds contributed by the City or the County, except for the payment of debt service and related payments for which tax increment financing ("TIF") revenues have been pledged. Further, without such approval, all required agency costs must be funded through City advances or other eligible sources and not from the TIF fund revenues.

A draft of the annual budget is prepared, approved by the Board of Directors, and submitted to the County no later than 10 days prior to the beginning of the fiscal year. Should changes in the millage rates require modification of the budget, the budget must be revised and made final, and submitted to the County on or before the 15th day of the beginning of the fiscal year. The budget is then legally enacted through the passage of a resolution. The legal level of control, the level at which expenditures may not exceed the budget, is at the fund level.

NOTE 2 – BUDGETARY EXPENDITURES IN EXCESS OF APPROPRIATIONS

For the fiscal year ended September 30, 2025, expenditures exceeded appropriations in the following:

Transfers out	825,819

The variance related to transfers out was caused by payments on advances between the CRA and City funds.

COMPLIANCE SECTION

CBIZ CPAs

CBIZ CPAs P.C.

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Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors and CRA Executive Director
Opa-Locka Community Redevelopment Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States *("Government Auditing Standards")*, the financial statements of the governmental activities and the major fund of the Opa-Locka Community Redevelopment Agency (the "CRA" or "Agency"), a component unit of the City of Opa-Locka, Florida, as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated September 14, 2026.

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.

Our consideration of internal control was for the limited purpose described in the preceding paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

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 CRA's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency described in the accompanying schedule of findings and responses as item MW2025-001 to be a material weakness.

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. We consider the deficiency described in the accompanying schedule of findings and responses as item SD2025-002 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and responses as item SD2025-002.

CRA's Responses to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the CRA's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The CRA's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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.

CBIZ CPAs P.C.

Coral Gables, Florida
September 14, 2026

CBIZ CPAs

CBIZ CPAs P.C.

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Management Letter in Accordance with the Rules of the Auditor General of the State of Florida

To the Board of Directors and CRA Executive Director
Opa-Locka Community Redevelopment Agency

Report on the Financial Statements

We have audited the financial statements of the Opa-Locka Community Redevelopment Agency (the "CRA"), a component unit of the City of Opa-Locka, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated September 14, 2026.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards;* Schedule of Findings and Responses and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated September 14, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Certain findings and recommendations made in the preceding annual financial audit report have not been addressed and are repeated in the schedule of findings and responses.

Tabulation of Uncorrected Audit Findings

Current Year Finding No.	2023-2024 FY Finding No.	2022-2023 FY Finding No.
MW2025-001	MW2024-002	MW2023-002
SD2025-002	SD2024-001	SD2023-001

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. This information is disclosed in Note 1 of the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the 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 review of financial information provided by same. The financial condition assessment was performed as of the fiscal year end.

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, other than the findings reported in the accompanying schedule of findings and responses, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Program

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the CRA's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2025, the PACE program did not operate within the CRA's geographical boundaries.

Special District Component Units

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

component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Information

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

a. The total number of Agency employees compensated in the last pay period of the Agency's fiscal year as 0.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year as 6.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $0.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $431,750.
e. Each construction project with a total cost of at least $65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as $0.
f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes, as noted on page 20.

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 fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

CBIZ CPAs P.C.

Coral Gables, Florida
September 14, 2026

CBIZ CPAs P.C.

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Coral Gables, FL 33134

P: 305.995.9600

Independent Accountant's Report on Compliance Pursuant to Section 218.415, 163.387(6) and 163.387(7), Florida Statutes

To the Board of Directors and CRA Executive Director
Opa-Locka Community Redevelopment Agency

We have examined the Opa-Locka Community Redevelopment Agency's (the "CRA or Agency"), a component unit of the City of Opa-Locka, Florida, compliance with Section 218.415, Florida Statutes, Local Government Investment Policies for the fiscal year ended September 30, 2025. We also examined the CRA's compliance with Sections 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2025. Management of the CRA is responsible for the CRA's compliance with the specified 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, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

In our opinion, the CRA complied, in all material respects, with Sections 218.415, 163.387(6) and 163.387(7), Florida Statutes, for the fiscal year ended September 30, 2025.

This report is intended solely to describe our testing of compliance with aforementioned sections of the Florida Statutes, and it is not suitable for any other purpose.

CBIZ CPAs P.C.

Coral Gables, Florida
September 14, 2026

OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY

SCHEDULE OF FINDINGS AND RESPONSES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

FINANCIAL STATEMENT FINDINGS

MATERIAL WEAKNESS

MW2025-001 – FLORIDA AUDITOR GENERAL FINDINGS (REPEAT FINDING - MW2024-002)

Criteria

Prudent accounting practices include policies, procedures and controls over the safeguarding, recording, processing and reporting of the Agency's financial operations and transactions.

Condition

On May 23, 2019, the Auditor General of the State of Florida (the "AG") prepared a report on the City of Opa-locka, Florida, pursuant to an operational audit conducted by the AG. As a result of the audit, multiple findings and recommendations were submitted specifically related to the Agency seeking actual or proposed corrective action plans. The Auditor General report dated May 23, 2019, contained 99 findings and related recommendations. During fiscal year 2025, it was noted certain findings prescribed in the 2019 report were addressed; however, as of September 14, 2026, several items remain open.

Cause

The Agency is not prioritizing the importance to establish and adhere to prudent policies, procedures and controls over the safeguarding, recording, processing and reporting of the Agency's financial operations and transactions.

Effect

A lack of proper policies, procedures and controls over financial operations and transactions may lead to a misappropriation of assets, financial statement misstatements, and/or non-compliant transactions.

Recommendation

The Agency should designate a member of management to take timely action to resolve issues identified or proposed action plans to formally address issues cited in the AG report in a timely manner.

Views Responsible Officials and Planned Corrective Action

See accompanying corrective action plan.

FINANCIAL STATEMENT FINDINGS (CONTINUED)

SIGNIFICANT DEFICIENCY

SD2025-002 – NON-COMPLIANCE WITH FLORIDA STATUTES (REPEAT FINDING – SD2024-001)

Criteria

Chapter 2019-163, Laws of Florida, amended Section 163.387(8), Florida Statutes, to require that each community redevelopment agency (CRA) meeting the specified $100,000 threshold provide for a separate audit and that the resultant audit report accompany the county or municipality annual financial report filed with the Department of Financial Services (see Sections 163.387(8)(c) and 218.32(3)(b), Florida Statutes). In addition, Chapter 2021-116, Laws of Florida, amended Section 218.39(1)(h), Florida Statutes, to require the separate audit to be filed with the Auditor General. In accordance with Auditor General Rule 10.557(3), the CRA audit report must include basic financial statements, notes to the financial statements, and management's discussion and analysis and other required supplementary information. As such, a CRA must have an annual financial audit of its accounts and financial statements completed within 9 months after the end of its fiscal year.

Condition

The Agency did not issue and file the September 30, 2025 Financial Statements with the Auditor General by June 30, 2026 as required by Florida Statutes.

Cause

The Agency does not have an established Financial Statements review policy and procedure to ensure all year-end amounts and disclosures as required by the Governmental Accounting Standards Board ("GASB") are properly and accurately captured and reported in the Financial Statements in a timely manner. The working trial balance for the fiscal year ended September 30, 2025 was provided on May 5, 2026. Lack of timely and complete financial reporting procedures increases the risk of inaccurate financial information and financial reporting errors that may not be identified in a timely manner, which ultimately delayed the completion of the audit.

Effect

The Agency did not comply with Florida Statute 218.39(1)(h) for the fiscal year ended September 30, 2025.

FINANCIAL STATEMENT FINDINGS (CONTINUED)

SIGNIFICANT DEFICIENCY (CONTINUED)

SD2025-002 – NON-COMPLIANCE WITH FLORIDA STATUTES (REPEAT FINDING – SD2024-001) (CONTINUED)

Recommendation

The Agency should ensure that adequate procedures and internal controls are in place to ensure that the Financial Statements are completed and submitted in a timely manner. These controls should include controls requiring the reconciliation of account balances to the appropriate supporting documentation (e.g., general ledger, internal reports, note disclosures, etc.), the use of a disclosure checklist, and adequate training of staff with required governmental accounting and financial reporting standards.

Views of Responsible Officials and Planned Corrective Actions

See accompanying corrective action plan.

Date: September 1, 2026

To: CBIZ CPAs P.C.

From: Jason Walker, Executive Director

Re: Corrective Action Plan FY25

MW2025-001 FLORIDA AUDITOR GENERAL FINDINGS (REPEAT FINDING – MW2024-002)

During fiscal year 2025, City Commission for the City of Opa-locka executed Resolution 25-056 adopting and approving the Standard Departmental Operating Procedures for Finance Department. This document established policies required to safeguard city resources as recommended in the Auditor General of the State of Florida's May 23, 2019 report. Additionally, legislation has been adopted by City Commission to address several items which remain open on the AG's report. Likewise, other open items are no longer applicable to current practices; however, not indicated as resolved.

Responsible Party: Jason Walker, Executive Director, Sha'mecca Lawson, City Manager, Niema Gantt, Finance Director and Floyd Harris, Budget Administrator

SD2025-002 NON-COMPLIANCE WITH FLORIDA STATUTES (REPEAT FINDING – SD2024-001)

The City's fiscal year 2025 financial statements were not issued timely. Anticipated issuance is September 2026. Various factors contributed to the untimely issuance such as requirements of declared financial emergency, accounting software deficiencies, and gaps in operations. The City is striving to make every effort in providing its financial statements in a timely manner.

Responsible Party: Jason Walker, Executive Director, Sha'mecca Lawson, City Manager, and Niema Gantt, Finance Director