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

AUDITED FINANCIAL STATEMENTS
Fiscal year ended September 30, 2025

TABLE OF CONTENTS

	Page
Independent Auditor's Report	1
Management's Discussion and Analysis	5
Basic Financial Statements	12
Government-wide Financial Statements:	
Statement of Net Position	13
Statement of Activities	15
Fund Financial Statements	
Governmental Funds Financial Statements:	
Balance Sheet	16
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	17
Statement of Revenues, Expenditures, and Changes in Fund Balances	18
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities	19
Proprietary Funds Financial Statements:	
Statement of Net Position	20
Statement of Revenues, Expenses, and Changes in Net Position	21
Statement of Cash Flows	22
Notes to the Basic Financial Statements	23
Required Supplementary Information	38
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – General Fund	39
Notes to the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – General Fund	40
Compliance Section	41
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*	42
Schedule of Findings and Questioned Costs	44
Independent Auditor's Report on Compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*	45
Management Letter in Accordance with the Rules of the Auditor General of the State of Florida	47

Independent Auditor's Report

INDEPENDENT AUDITOR'S REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, and each major fund of the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the Agency as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Chapter 10.550, Rules of the Auditor General, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 6–11 and 39–40 to be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion

or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated May 19, 2026, on our consideration of the Agency, a component unit of the City's internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency, a component unit of the City's, internal control over financial reporting and compliance.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida
May 19, 2026

Management's Discussion and Analysis

The Riviera Beach Community Redevelopment Agency (the "Agency") Management's Discussion and Analysis (MD&A) is intended to provide the readers of the Agency's financial statements with a general overview of the financial activities during fiscal year 2025. The information in this section should be read in conjunction with the financial statements and the notes.

HIGHLIGHTS

Financial Highlights

- As of fiscal year end 2025, the Agency's reported a total net position of $13.185 million which is an increase of $3.124 million from the prior year's net position of $10.062 million.
- For FY 2025, total revenues increased by $0.792 million or 6.18%, over those reported in the prior year. Property taxes increased by $1.107 million moving from $12.263 million in the prior fiscal year to $13.369 million in fiscal year 2025.
- For FY 2025, total expenses increased by $1.497 million, or 16.65%, over those reported in the prior year. This is due mainly to an increase in personnel and operating expenses.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The government-wide financial statements include:

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

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

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

Fund Financial Statements

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

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

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

Notes to the Basic Financial Statements

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

Required Supplementary Information

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve as a useful indicator over time of the Agency's financial position. Assets and deferred outflows of resources were more than liabilities and deferred inflows of resources by $13.185 million as of September 30, 2025, an increase of $3.124 million from the prior year's net position of $10.062 million.

The following is a condensed version of the Statement of Net Position presented in the basic financial statements section.

CRA'S SUMMARY OF NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 13,352,327	$ 13,231,624	$ 1,120,465	$ 1,126,027	$ 14,472,792	$ 14,357,651
Capital assets (net)	18,651,708	18,924,022	6,799,926	7,021,818	25,451,634	25,945,840
Total assets	32,004,035	32,155,646	7,920,391	8,147,845	39,924,426	40,303,491
Deferred outflows of resources	1,198,764	1,033,401	-	-	1,198,764	1,033,401
Current and other liabilities	2,696,490	3,915,139	-	5,562	2,696,490	3,920,701
Long-term liabilities	24,373,541	26,891,294	-	-	24,373,541	26,891,294
Total liabilities	27,070,031	30,806,433	-	5,562	27,070,031	30,811,995
Deferred inflows of resources	867,997	463,303	-	-	867,997	463,303
Net investment in capital assets	4,115,708	4,764,019	6,799,926	7,021,818	10,915,634	11,785,837
Restricted	8,219,715	6,981,134	8,351	8,351	8,228,066	6,989,485
Unrestricted	(7,070,652)	(9,825,842)	1,112,114	1,112,114	(5,958,538)	(8,713,728)
Total net position	**$ 5,264,771**	**$ 1,919,311**	**$ 7,920,391**	**$ 8,142,283**	**$ 13,185,162**	**$ 10,061,594**

The Statement of Activities that follows shows changes in the Agency's net position for fiscal years ended September 30, 2025 and 2024. Changes in the net position are reported as soon as the underlying event giving rise to change occurs, regardless of the timing of the related cash flows. Revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

For FY 2025, total revenues increased by $0.792 million or 6.18%, over those reported in the prior year. Property taxes increased by $1.107 million moving from $12.263 million in the prior fiscal year to $13.369 million in fiscal year 2025. Total expenses increased by $1.497 million, or 16.65%, over those reported in the prior year. This is due mainly to an increase in personnel and operating expenses.

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

CRA'S CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
General revenues:						
Taxes	$ 13,369,483	$ 12,262,826	$ -	$	$ 13,369,483	$ 12,262,826
Other revenues	241,621	555,994	-	1	241,621	555,995
Total revenues	13,611,104	12,818,820	-	1	13,611,104	12,818,821
Expenses:						
General government	5,051,411	5,413,344	-	-	5,051,411	5,413,344
Redevelopment program	4,785,868	2,867,762	-	-	4,785,868	2,867,762
Riviera Beach Event Center	-	-	221,892	221,892	221,892	221,892
Interest and debt costs	428,365	487,431	-	-	428,365	487,431
Total expenses	10,265,644	8,768,537	221,892	221,892	10,487,536	8,990,429
Change in net position	3,345,460	4,050,283	(221,892)	(221,891)	3,123,568	3,828,392
Net position - beginning	1,919,311	(2,130,972)	8,142,283	8,364,174	10,061,594	6,233,202
Net position - ending	**$ 5,264,771**	**$ 1,919,311**	**$ 7,920,391**	**$ 8,142,283**	**$ 13,185,162**	**$ 10,061,594**

FINANCIAL ANALYSIS OF THE FUND FINANCIAL STATEMENTS

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows and balances of expendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, fund balance may serve as a useful measure of a government's net resources planned for spending in the next fiscal year. The Agency's governmental funds reported an ending fund balance of $5.318 million in comparison to the prior year's ending fund balance of $4.683 million. This reduction is due mainly to the increase in Property tax revenues and a reduction in capital outlay expenditures.

BUDGETARY ANALYSIS FOR THE GENERAL FUND

For FY 2025, the CRA's General Fund's budget was $27.303 million. Actual revenues were slightly higher than the original budget by $0.117 million. Actual expenditures were below the original budgeted amount by $10.824 million due mainly to a reduction of real estate and redevelopment program and capital outlay expenditures.

ANALYSIS OF CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of September 30, 2025, the Agency's investment in capital assets (net of accumulated depreciation and amortization) amounted to $25.452 million. Capital assets include land, construction in progress, buildings and improvements, furniture and equipment, and right to use leased assets.

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 13,996,757	$ 13,996,757	$ -	$ -	$ 13,996,757	$ 13,996,757
Buildings and improvements	541,878	541,878	8,875,701	8,875,701	9,417,579	9,417,579
Infrastructure	5,378,872	5,282,872	-	-	5,378,872	5,282,872
Furniture and equipment	585,365	490,108	518,451	518,451	1,103,816	1,008,559
Right to use leased assets	633,219	633,219	-	-	633,219	633,219
Total capital assets	21,136,091	20,944,834	9,394,152	9,394,152	30,530,243	30,338,986
Accumulated depreciation and amortization	(2,484,383)	(2,020,812)	(2,594,226)	(2,372,334)	(5,078,609)	(4,393,146)
Total capital assets, net	**$ 18,651,708**	**$ 18,924,022**	**$ 6,799,926**	**$ 7,021,818**	**$ 25,451,634**	**$25,945,840**

Long-term Debt

As of September 30, 2025, total long-term debt amounted to $16.582 million, which represents a reduction of $3.140 million, due to principal payments during the fiscal year.

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Series 2020A	$ 4,454,000	$ 6,494,000	$ -	$ -	$ 4,454,000	$ 6,494,000
Series 2020B	11,981,000	12,951,000	-	-	11,981,000	12,951,000
Leases payable	147,113	277,648	-	-	147,113	277,648
Total long-term debt	**$ 16,582,113**	**$ 19,722,648**	**$ -**	**$ -**	**$ 16,582,113**	**$ 19,722,648**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Agency's budget for FY 2026 includes an increase in tax increment revenues of $1.107 million or 9% due to an increase in real estate values. Focus will continue to be placed on redevelopment projects, which include providing affordable housing, promoting development of the Broadway Corridor, provision of parking to facilitate and promote new growth in the City, expansion of the neighborhood programs that will enhance the quality of life of the community, improving property values, and to provide residents with improved neighborhoods. The Agency will continue to focus on developing and implementing the second phase of the private development opportunities within the Marina Village and encourage real estate development and related new jobs and business opportunities within the CRA District.

The Agency primarily relies on tax increment financing from property taxes to assist with the operations of the Agency and its subsidiaries. For FY 2026, total budgeted expenditures are $25.477 million. The following table shows the composition of the expenditures:

Core operations	$	7,124,412
Development programs and projects		6,294,957
Capital projects		8,161,365
Debt service payments		2,946,804
Marina Village Enterprise		949,000
Total expenditures	**$**	**25,476,538**

REQUEST FOR INFORMATION

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

Basic Financial Statements

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

Statement of Net Position

September 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Current assets:			
Cash and cash equivalents	$ 4,930,258	$ -	$ 4,930,258
Cash and cash equivalents - restricted	8,219,715	1,120,465	9,340,180
Lease receivable	141,427	-	141,427
Deposits held with others	60,927	-	60,927
Total current assets	**13,352,327**	**1,120,465**	**14,472,792**
Noncurrent assets			
Capital assets, net:			
Non-depreciable	13,996,757	-	13,996,757
Depreciable, net of accumulated depreciation / amortization	4,654,951	6,799,926	11,454,877
Total noncurrent assets	**18,651,708**	**6,799,926**	**25,451,634**
Total assets	**32,004,035**	**7,920,391**	**39,924,426**
Deferred outflows of resouces			
Deferred outflows - pension	1,198,764	-	1,198,764
Total deferred outflows of resources	**1,198,764**	**-**	**1,198,764**
Liabilities			
Current liabilities:			
Accounts payable	334,516	-	334,516
Accrued liabilities	59,925	-	59,925
Unearned revenues	157,374	-	157,374
Deposits and other liabilities	208,022	-	208,022
Lease payable	37,653	-	37,653
Bonds and notes payable	1,899,000	-	1,899,000
Total current liabilities	**2,696,490**	**-**	**2,696,490**
Noncurrent liabilities:			
Advance from City of Riviera Beach	6,796,414	-	6,796,414
Due to other funds	340,461		340,461
Compensated absences	37,521	-	37,521
Net pension liability	2,553,684	-	2,553,684
Lease payable	109,461	-	109,461
Bonds and notes payable	14,536,000	-	14,536,000
Total noncurrent liabilities	**24,373,541**	**-**	**24,373,541**
Total liabilities	**$ 27,070,031**	**$ -**	**$ 27,070,031**

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
Statement of Net Position (continued)
September 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Deferred inflows of resources			
Deferred inflows - pension	$ 477,989	$ -	$ 477,989
Deferred inflows - leases	137,329	-	137,329
Deferred inflows - rents	252,679	-	252,679
Total deferred inflows of resources	**867,997**	**-**	**867,997**
Net position			
Net investment in capital assets	4,115,708	6,799,926	10,915,634
Restricted for:			-
Capital projects	8,219,715	8,351	8,228,066
Unrestricted	(7,070,652)	1,112,114	(5,958,538)
Total net position	**$ 5,264,771**	**$ 7,920,391**	**$ 13,185,162**

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

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

Statement of Activities

September 30, 2025

		Program Revenues			Net (Expenses) Revenues and Changes in Net Position Primary Government		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	$ 5,051,411	$ -	$ -	$ -	(5,051,411)	$ -	$ (5,051,411)
Real estate and development	4,785,868	-	-	-	(4,785,868)	-	(4,785,868)
Interest on long term debt	428,365	-	-	-	(428,365)	-	(428,365)
Total governmental activities	**10,265,644**	**-**	**-**	-	**(10,265,644)**	-	**(10,265,644)**
Business-type activities:							
Riviera Beach Event Center	221,892		-	-	-	(221,892)	(221,892)
Total business-type activities	221,892	-	-	-	-	(221,892)	(221,892)
Total primary government	**10,487,536**	**-**	**-**	**-**	**(10,265,644)**	**(221,892)**	**(10,487,536)**
	General revenues:						
	Taxes				13,369,483	-	13,369,483
	Interest				73,523	-	73,523
	Miscellaneous				168,098	-	168,098
	Total general revenues, special items, and transfers				**13,611,104**	**-**	**13,611,104**
	Change in net position				3,345,460	(221,892)	3,123,568
	Net position – beginning				1,919,311	8,142,283	10,061,594
	Net position - ending				**$ 5,264,771**	**$ 7,920,391**	**$ 13,185,162**

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

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

Balance Sheet - Governmental Funds

September 30, 2025

Assets	
Cash and cash equivalents	$ $4,930,258
Lease receivable	141,427
Due from other funds	1,128,732
Deposits held in escrow	60,927
Cash and cash equivalents - restricted	8,219,715
Total assets	**14,481,059**
Liabilities	
Accounts payable	334,516
Accrued liabilities	59,925
Unearned revenues	157,374
Due to other funds	8,265,607
Other liabilities	208,022
Total liabilities	**9,025,444**
Deferred inflows of resources	
Lease revenue	137,329
Total deferred inflows of resources	**137,329**
Fund Balance	
Restricted	5,318,286
Total fund balance	**5,318,286**
Total liabilities, deferred inflows of resources and fund balance	**$ 14,481,059**

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

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

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30, 2025

Fund balances of governmental funds		$ 5,318,286
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:		18,651,708
Long term liabilities, including bonds and notes payable, are not due and payable in the current period and therefore, are not reported in the governmental funds:		
Compensated absences	(37,521)	
Bonds and notes payable	(16,435,000)	
Lease payable	(147,114)	
Net pension liability	(2,553,684)	
		(19,173,319)
Some revenues are not available to pay for current period expenditures and, therefore are deferred in funds		(252,679)
Certain deferred inflows/outflows related to pension are not reported on the modified accrual basis of accounting:		
Deferred outflows of resources related to pensions	1,198,764	
Deferred inflows of resources related to pensions	(477,989)	
		720,775
Net position of governmental activities		**$ 5,264,771**

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

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

Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds

For the Year Ended September 30, 2025

Revenues	
Taxes	$ 13,369,483
Interest	76,477
Miscellaneous	468,098
Total revenues	**13,914,058**
Expenditures	
Current:	
General government	5,115,778
Redevelopment program	4,533,189
Debt service:	
Principal retirement	3,010,000
Interest	428,365
Capital outlay:	
Capital outlay	191,257
Total expenditures	**13,278,589**
Net change in fund balance	635,469
Fund balance - beginning	4,682,817
Fund balance - ending	**$ 5,318,286**

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

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

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds to the Statement of Activities

For the Year Ended September 30, 2025

Net change in fund balances - total governmental funds		$ $635,469
Amounts reported for governmental activities in the statement of net position are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are depreciated over their estimated useful lives and reported as depreciation expense.		
Expenditures for capital assets	191,256	
Less: Current year depreciation	(463,571)	
		(272,315)
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. These amounts are the net effect of these differences in the treatment of long-term debt and related items.		
Principal paid on bonds and notes	3,010,000	
Principal paid on capital leases	130,535	
		3,140,535
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds.		
Change in net pension liability	92,302	
Change in deferred outflows related to pensions	165,363	
Change in deferred inflows related to pensions	(266,351)	
Change in compensated absences	(149,543)	
		(158,229)
Change in net position of governmental activities		**$ 3,345,460**

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

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

Statement of Net Position
Proprietary Fund
September 30, 2025

Assets		
Current assets		
Cash - restricted	$	1,120,465
Total current assets		**1,120,465**
Non-current assets:		
Building, net of depreciation		6,799,926
Total non-current assets		6,799,926
Total assets		**7,920,391**
Net Position		
Net investment in capital assets		6,799,926
Restricted		8,351
Unrestricted		1,112,114
Total liabilities and net position	**$**	**7,920,391**

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

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

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund

For the Year Ended September 30, 2025

Operating expenses	
Depreciation of capital assets	$ 221,892
Total operating expenses	**221,892**
Operating revenues in excess of operating expenses	**(221,892)**
Change in net assets	(221,892)
Net position at beginning of year	8,142,293
Net position at end of year	**$ 7,920,391**

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

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
Statement of Cash Flows - Proprietary Fund
September 30, 2025

Cash Flows from Operating Activities		
Payments to suppliers	$	(5,562)
Net cash provided (used) by operating activities		**(5,562)**
Net increase (decrease) in cash and cash equivalents		**(5,562)**
Balances - beginning of year		1,126,027
Balances - end of the year		**1,120,465**
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)		(221,892)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation		221,892
Changes in assets and liabilities:		
Accounts payable		(5,562)
Net cash provided (used) by operating activities	**$**	**(5,562)**

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

Notes to the Basic Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

Reporting Entity

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

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

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

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

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

Capital Assets

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

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

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

Right to use assets

The Agency has recorded the right to use lease assets a result of implementing GASB 87. The right to use assets are usually measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, plus ancillary charges necessary to place the lease into service. The right to use assets are amortized on a straight-line basis over the life of the related lease.

Restricted Assets

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

Compensated Absences

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

Long-Term Obligations

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

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

Fund Balance Policies

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

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

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

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

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

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

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

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

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

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

Use of Estimates

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

Budgets

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

Tax Increment Financing

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

NOTE 2 – DEPOSITS

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

NOTE 3 – LEASE RECEIVABLE

For the financial year ended September 30, 2025, the financial statements include the adoption of GASB No. 87 Leases. The primary objective of this statement is to enhance the relevance and consistency of information above governments' leasing activities. This statement establishes a single model for lease accounting based on the principles that leases are financings to the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right to use lease assets, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The Agency has entered into multiple governmental activities leases as lessor of buildings. For the year September 30, 2025, the value of the lease receivable is $141,427. The leases have interest rates ranging from 0.2130% to 0.6320%. The value of the deferred inflows of resources for the year ended September 30, 2025 was $39,599, and the CRA recognized lease revenue of $137,327 during the year.

NOTE 4 - CAPITAL ASSETS

Capital asset activity for fiscal year ended September 30, 2025 is as follows:

Governmental activities	Beginning Balance October 1, 2024	Additions	Deletions	Ending Balance September 30, 2025
Capital assets not being depreciated:				
Land	$ 13,996,757	$ -	$ -	$ 13,996,757
Total capital assets not being depreciated	13,996,757	-	-	13,996,757
Capital assets being depreciated/amortized:				
Buildings and improvements	541,878	-	-	541,878
Infrastructure	5,282,872	96,000	-	5,378,872
Equipment	490,108	95,257	-	585,365
Right to use leased assets:				
Land	136,067	-	-	136,067
Vehicles	49,403	-	-	49,403
Building	327,250	-	-	327,250
Equipment	120,499	-	-	120,499
Total capital assets being depreciated/amortized	6,948,077	191,257	-	7,139,334
Total capital assets	**20,944,834**	**191,257**	**-**	**21,136,091**
Less accumulated depreciation and amortization for:				
Buildings and improvements	(51,438)	(25,151)	-	(76,589)
Infrastructure	(1,208,990)	(267,374)	-	(1,476,364)
Equipment	(401,856)	(41,961)	-	(443,817)
Right to use leased assets:				
Land	(94,201)	(31,401)	-	(125,602)
Vehicles	(849)	(9,858)	-	(10,707)
Building	(192,917)	(64,377)	-	(257,294)
Equipment	(70,561)	(23,449)	-	(94,010)
Total accumulated depreciation and amortization	(2,020,812)	(463,571)	-	(2,484,383)
Total capital assets being depreciated/amortized, net	4,927,265	(272,314)	-	4,654,951
Governmental activities capital assets, net	**$ 18,924,022**	**$ (272,314)**	**$ -**	**$ 18,651,708**

Business-type activities	Beginning Balance October 1, 2024	Additions	Deletions	Ending Balance September 30, 2025
Capital assets being depreciated:				
Buildings and improvements	$ 8,875,701	$ -	$ -	$ 8,875,701
Equipment	518,451	-	-	518,451
Total capital assets being depreciated	9,394,152	-	-	9,394,152
Less accumulated depreciation for:				
Buildings and improvements	(1,853,883)	(221,892)	-	(2,075,775)
Equipment	(518,451)	-	-	(518,451)
Total accumulated depreciation	(2,372,334)	(221,892)	-	(2,594,226)
Business-type activities capital assets, net	**$ 7,021,818**	**$ (221,892)**	**$ -**	**$ 6,799,926**

NOTE 5 – LONG-TERM LIABILITY

Long-term liability activity for fiscal year ended September 30, 2025 is as follows:

	Beginning Balance October 1, 2024	Additions	Reductions	Ending Balance September 30, 2025	Amount Due in One Year	Noncurrent
Governmental activities						
Redevelopment Revenue Notes, 2020A	$ 6,494,000	$ -	$ 2,040,000	$ 4,454,000	$ 523,000	$ 3,931,000
Redevelopment Revenue Notes, 2020B	12,951,000	-	970,000	11,981,000	1,376,000	10,605,000
Advance from City	7,476,055	-	679,641	6,796,414	679,641	6,116,773
Total bonds and notes payable	26,921,055	-	3,689,641	23,231,414	2,578,641	20,652,773
Leases payable	277,648	-	130,535	147,113	37,653	109,460
Compensated absences	187,064	-	149,543	37,521	-	37,521
Subtotal before pension	27,385,767	-	3,969,719	23,416,048	2,616,294	20,799,754
Net pension liability	2,645,986	-	92,302	2,553,684	-	2,553,684
Subtotal pension	**2,645,986**	**-**	**92,302**	**2,553,684**	**-**	**2,553,684**
Total long-term liabilities	**$ 30,031,753**	**$ -**	**$ 4,062,021**	**$ 25,969,732**	**$ 2,616,294**	**$ 23,353,438**

Redevelopment Refunding Revenue Note, Series 2020A

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

Future debt service requirements to maturity are as follows:

Year ending September 30	Principal	Interest	Total
2026	$ 523,000	$ 80,617	$ 603,617
2027	532,000	71,151	603,151
2028	542,000	61,522	603,522
2029	551,000	51,712	602,712
2030	561,000	41,739	602,739
2031-2033	1,745,000	63,549	1,808,549
Total	**$ 4,454,000**	**$ 370,290**	**$ 4,824,290**

Taxable Redevelopment Refunding and Improvement Revenue Note, Series 2020B

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

Future debt service requirements to maturity are as follows:

Year ending September 30	Principal	Interest	Total
2026	$ 1,376,000	$ 287,544	$ 1,663,544
2027	1,409,000	254,520	1,663,520
2028	1,443,000	220,704	1,663,704
2029	1,478,000	186,072	1,664,072
2030	1,513,000	150,600	1,663,600
2031-2033	4,762,000	230,376	4,992,376
Total	**$ 11,981,000**	**$ 1,329,816**	**$ 13,310,816**

Leases

The Agency has entered into multiple leases as lessee of a building and parking facility. For the year ended September 30, 2025, the value of the lease liability is $147,114. The leases have interest rates of 0.2130% to 3.3050%. The value of the right to use assets for the year ended September 30, 2025 was $633,219 with accumulated amortization of $487,613.

The future minimum lease obligations and the net present value for these minimum lease payments as of September 30, 2025 are as follows:

Fiscal Year ending September 30	Principal Payments	Interest Payments	Total Payments
2026	$ 109,461	$ 1,360	$ 110,821
2027	17,459	850	18,309
2028	10,372	511	10,883
2029	9,813	163	9,976
2030	1	-	1
2031 to 2040	8	2	10
Total	**$ 147,114**	**$ 2,886**	**$ 150,000**

NOTE 6 – RETIREMENT PLAN

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

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

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

Employer contribution rates by job class for the period from October 1, 2024 to June 30, 2025 and July 1, 2025 to September 30, 2025, respectively, were as follows: Regular – 13.63% and 14.03%, Special Risk – 32.79% and 35.19%, Elected Officers – 62.97% and 54.57%, Senior Management – 34.52% and 33.24%, and FRS DROP participants – 21.13% and 21.13%. Employer contribution rates include 2.00% HIS Plan subsidy for the period October 1, 2024 through September 30, 2025. The CRA's contributions to FRS and HIS for the fiscal year ended September 30, 2025, was $244,842 which was equal to 100% of the required contributions for the year.

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

For additional disclosures related to the Agency's participation in FRS, please refer to Note L-1 of the City's Annual Comprehensive Financial Report.

NOTE 7 – RELATED PARTY TRANSACTIONS

Ocean Mall Redevelopment (OMRD) Loan

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

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

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

NOTE 8 – RISK MANAGEMENT

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

NOTE 9 – SUBSEQUENT EVENTS

The City has evaluated events through May, 2026 in connection with the preparation of these financial statements, which is the date the financial statements were available to be issued, and has determined that no events occurred that would require recognition or disclosure in the financial statements.

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Required Supplementary Information

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
Schedule of Revenues, Expenditures And Changes in Fund Balance
Budget and Actual – General Fund
September 30, 2025

	Original Budget (Unaudited)	Final Budget (Unaudited)	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	$ 13,343,049	$ 13,343,049	$ 13,369,483	$ 26,434
Interest	-	-	76,477	76,477
Miscellaneous	453,593	453,593	468,098	14,505
Total revenues	**13,796,642**	**13,796,642**	**13,914,058**	**117,416**
Expenditures				
Current:				
General government	6,324,680	6,324,680	5,115,778	1,208,902
Redevelopment program	5,091,050	5,091,050	4,533,189	557,861
Total current	**11,415,730**	**11,415,730**	**9,648,967**	**1,766,763**
Debt service:				
Principal retirement	3,689,641	3,689,641	3,010,000	679,641
Interest	428,365	428,365	428,365	-
Total debt service	**4,118,006**	**4,118,006**	**3,438,365**	**679,641**
Capital outlay:				
Capital outlay	9,869,229	11,240,121	191,257	11,048,864
Total capital outlay	9,869,229	11,240,121	191,257	11,048,864
Total expenditures	25,402,965	26,773,857	13,278,589	13,495,268
Excess (deficiency) of revenues over expenditures	**(11,606,323)**	**(12,977,215)**	**635,469**	**13,612,684**
Other financing sources (uses)				
Reserves	12,771,323	14,142,215	-	(14,142,215)
Transfers in	735,000	735,000	3,200,000	2,465,000
Transfers out	(1,900,000)	(1,900,000)	(3,200,000)	(1,300,000)
Total other financing sources (uses)	**$ 11,606,323**	**$ 12,977,215**	**$ -**	**$ (12,977,215)**
Net changes in fund balance	**$ -**	**$ -**	635,469	**$ 635,469**
Fund balance - beginning			4,682,817	
Fund balance - ending			**$ 5,318,286**	

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

NOTE 1 – BUDGETARY ACCOUNTING

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

- Approximately on July 1, the Executive Director submits to the Agency Board a proposed operating budget prepared for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to October 1, the budget is legally enacted through the passage of a resolution.
- Appropriations are legally controlled at the fund level and expenditures may not legally exceed budgeted appropriations.
- For the year ended September 30, 2025, expenditures did not exceed appropriations. Budgetary appropriations for capital outlay were higher than actual expenditures.

Compliance Section

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund, and the aggregate remaining fund information of the Riviera Beach Community Redevelopment Agency (the 'Agency'), a component unit of the City of Riviera Beach, Florida (the "City") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated May 19, 2026.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not

an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida
May 19, 2026

City of Riviera Beach Community Redevelopment Agency
Schedule of Findings and Questioned Costs
For the Fiscal Year Ended September 30, 2025

I. Summary of Independent Auditor's Results

Financial Statements

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

Internal control over financial reporting:

- Material weakness(es) identified? ___yes _X_no
- Significant Deficiency(s)? ___yes __X_none reported

Noncompliance material to financial statements noted? ____yes __X_no

II. Prior Year Findings

None

III. Financial Statement Findings

None

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTIONS 163.387(6) and 163.387(7), FLORIDA STATUTES

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

We have examined the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida's compliance with the requirements of Sections 163.387(6) and 163.387(7), Florida Statutes, regarding the redevelopment trust fund, during the fiscal year ended September 30, 2025. Management of the Agency is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

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

Our examination does not provide a legal determination on the Agency'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 engagement.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements during the year ending 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 reasons.

HCT Certified Public Accountants & Consultants, LLC
Hollywood, Florida
May 19, 2026

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES, LOCAL GOVERNMENT INVESTMENT POLICIES

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

We have audited the financial statements of the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida (the "City") as of and for the year ended September 30, 2025, and have issued our report thereon dated May 19, 2026.

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

Other Reports and Schedule
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, Schedule of Findings and Questioned Costs; the Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General, and the management letter in accordance with the rules of the Auditor General of the State of Florida. Disclosures in those reports and schedule, which are dated May 19, 2026, should be considered in conjunction with this report.

Local Government Investment Policies
We have examined the Agency's compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2025. Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

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

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report 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, management, and the Agency Board, and is not intended to be and should not be used by anyone other than these specified parties.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida
May 19, 2026

MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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

Report on the Financial Statements

We have audited the financial statements of the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida (the "City"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 19, 2026.

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 the *Government Auditing Standards,* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200*, *Uniform Administrative Requirements*, *Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); 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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report(s) 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 May 19, 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. There were no findings or recommendations made in the preceding annual financial audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, require 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 Riviera Beach CRA was established by ordinance.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency 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 Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General require 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 Agency's geographical boundaries during the fiscal year under audit. There was no PACE Program operating within the Agency.

Special District Component Units

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

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

a. The total number of district employees compensated in the last pay period of the district's fiscal year as 26.

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as $0.00.

c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $2,847,905.

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as 0.

e. Each construction project with a total cost of at least $65,000 approved by the district 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 None

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 district amends a final adopted budget under Section 189.016(6), Florida Statutes. See Budget and Actual variance report included in Required Supplementary Information on page 39.

Trust Fund Compliance

As required by Section 163.387(8)(b)3, Florida Statutes, and Section 10.556(10)(f) and 10.557(3)(c), Rules of the Auditor General, we note the following:

An examination in accordance with AICPA Standards section AT-C section 315.20 was performed and we are providing a determination of the Community Development Agency's was in compliance with Sections 163.387(6), and 163.387(7), Florida Statutes regarding the redevelopment trust fund.

Additional Matters

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

Purpose of this Letter

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

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida
May 19, 2026