

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	December 2, 2025	☒ Consent	☐ Regular
		☐ Workshop	☐ Public Hearing
Department:	Office of Financial Management and Budget		
Submitted By:	Office of Financial Management and Budget		

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: The Financial Statements for the Fiscal Year ending September 30, 2024 from the Town of Lake Park Community Redevelopment Agency (TLP CRA).

Summary: The TLP CRA has submitted its Financial Statements for the Fiscal Year ending September 30, 2024 as per section number 163.356(3)(d), Florida Statutes. Countywide (DB).

Background and Justification: N/A

Attachments: Financial Statement

Recommended by:		<u>11/10/2025</u>
	Department Director	Date
Approved by:		<u>11-18-25</u>
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____

ADDITIONAL FTE POSITIONS (Cumulative)

Is Item Included In Current Budget? Yes _____ No **X**
Does this item include the use of Federal Funds? Yes _____ No **X**
Does this item include the use of State Funds? Yes _____ No **X**

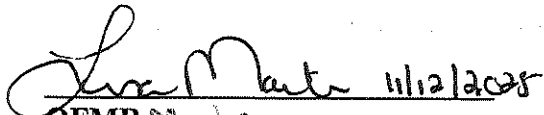
Budget Account No. Fund _____ Department _____ Unit _____ Object _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:


OFMB 11/10
AFF 11/12

N/A
Contract Dev. and Control

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

N/A
Department Director

This summary is not to be used as a basis for payment

**TOWN OF LAKE PARK COMMUNITY
REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK,
FLORIDA)**

FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

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INDEPENDENT AUDITORS' REPORT



CBIZ CPAs P.C.

525 Okeechobee Boulevard
Suite 750
West Palm Beach, FL 33401

P: 561.653.7300

Independent Auditors' Report

To the Board of Directors and the Executive Director
Town of Lake Park 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 Town of Lake Park Community Redevelopment Agency (the "Agency"), a component unit of the Town of Lake Park, Florida, as of and for the fiscal year ended September 30, 2024, 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 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 Agency, as of September 30, 2024, and the respective changes in financial position, 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 ("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 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 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 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.

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 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 on pages 4 through 8, and the budgetary comparison schedule and note to the schedule on pages 23 through 24 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 October 30, 2025 on our consideration of the Agency’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency’s internal control over financial reporting and compliance.

CBIZ CPAs P.C.

West Palm Beach, FL
October 30, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS

The Town of Lake Park Community Redevelopment Agency's (the "CRA" or "Agency") management's discussion and analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the CRA's financial activity, (c) identify changes in the CRA's financial position (its ability to address the next and subsequent year challenges), (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues or concerns.

Since the MD&A is designed to focus on current year activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements which follow this section.

Financial Highlights

- The assets of the CRA exceeded its liabilities at September 30, 2024, by \$5,480,354 (net position). Of this amount, \$3,697,079 was invested in capital assets and \$1,783,275 was restricted for redevelopment purposes.
- As of September 30, 2024, the CRA's General fund reported ending fund balance of \$1,783,275. Fund balance saw a change of \$(289,194) when compared to the prior year. \$94,980 of this change is due the hiring of a CRA Administrator, an increase in grants issued, and implementation of a variety of programs to stimulate activity in the downtown area along with an increase in Ad Valorem tax revenue.

The MD&A is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

Overview of the Financial Statements

This annual report consists of four components: 1) management's discussion and analysis (this section), 2) government-wide and fund financial statements, 3) notes to the financial statements, and 4) required supplementary information.

Government-Wide Financial Statements

Government-wide financial statements provide readers with a broad overview of the CRA's finances in a manner similar to a private-sector business.

The statement of net position presents information on all of the CRA's assets and liabilities, with the difference between the two reported as net position. This statement serves a purpose similar to that of the balance sheet of a private-sector business. Over time, increases or decreases in net position may serve as one indicator of whether the financial position of the CRA is improving or deteriorating.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-Wide Financial Statements (Continued)

The statement of activities presents information showing how the government’s net position changed during the fiscal year. All changes in net position are reported using the full accrual basis of accounting.

Fund Financial Statements

The governmental fund financial statements are prepared using the current financial resources measurement focus and modified accrual basis of accounting. Reconciliations of the general fund financial statements to the government-wide financial statements are provided within the financial statements to explain the differences between the general fund financial statements and the government-wide financial statements.

Notes to the Financial Statements

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

Government-Wide Financial Analysis

Summary Statement of Net Position

The following is a summary of the CRA’s governmental activities net position for each of the past two years:

	Governmental Activities			
	2024	2023	(\$) Change	(%) Change
Assets				
Current and other assets	\$ 1,848,387	\$ 2,121,837	\$ (273,450)	-12.9%
Capital Assets, net	<u>3,697,079</u>	<u>3,046,423</u>	<u>650,656</u>	21.4%
Total Assets	<u>5,545,466</u>	<u>5,168,260</u>	<u>377,206</u>	7.3%
Liabilities				
Current liabilities	<u>65,112</u>	<u>49,368</u>	<u>15,744</u>	31.9%
Total Liabilities	<u>65,112</u>	<u>49,368</u>	<u>15,744</u>	31.9%
Net Position				
Invested in capital assets	3,697,079	3,046,423	650,656	21.4%
Restricted	<u>1,783,275</u>	<u>2,072,469</u>	<u>(289,194)</u>	-14.0%
Total Net Position	<u>\$ 5,480,354</u>	<u>\$ 5,118,892</u>	<u>\$ 361,462</u>	7.4%

The CRA’s net position increased by \$361,462 during the current fiscal year, which primarily represents the degree to which tax increment revenues exceeded current year expenses.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)
MANAGEMENT’S DISCUSSION AND ANALYSIS

Current and other assets increased due to an increase in cash of approximately \$484,000. The increase in cash was due to higher tax increment revenues.

Current liabilities increased by approximately \$15,700 as a result of the timing of vendor payments.

Summary Statement of Activities

The following is a summary of the changes in the CRA’s governmental activities net position for each of the past two years:

	Governmental Activities			
	2024	2023	(\$) Change	(%) Change
Revenues				
Tax increment - Palm Beach County	\$ 699,404	\$ 621,952	\$ 77,452	12.5%
Tax increment - Town of Lake Park	<u>1,338,794</u>	<u>1,162,739</u>	<u>176,055</u>	15.1%
Total Revenues	<u>2,038,198</u>	<u>1,784,691</u>	<u>253,507</u>	14.2%
Expenses				
Economic environment	1,111,774	893,839	217,935	24.4%
Grants and aid	396,365	293,999	102,366	34.8%
Contribution to Town debt service	<u>168,597</u>	<u>173,889</u>	<u>(5,292)</u>	-3.0%
Total Expenses	<u>1,676,736</u>	<u>1,361,727</u>	<u>315,009</u>	23.1%
Change in Net Position	361,462	422,964	(61,502)	-14.5%
Net Position				
Beginning of Year	<u>5,118,892</u>	<u>4,695,928</u>	<u>422,964</u>	9.0%
End of Year	<u>\$ 5,480,354</u>	<u>\$ 5,118,892</u>	<u>\$ 361,462</u>	7.1%

Tax increment revenues increased by approximately \$253,507 or 14% for the fiscal year 2024. As a result of rising property values in the CRA’s development area.

Economic environment expenses increased approximately \$218,000 or 24% due to an increase in the use of Town staff and services.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)
MANAGEMENT’S DISCUSSION AND ANALYSIS

Financial Analysis of the General Fund

The focus of the CRA’s governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA’s financing requirements. In particular, the restricted fund balance serves as a useful measure of the CRA’s net resources available for spending at the end of the fiscal year, as all resources are dedicated to purposes consistent with the CRA’s mission.

As of the end of the current fiscal year, the CRA’s general fund reported an ending fund balance of \$1,783,275, a change of \$(289,194) in comparison with the prior year.

At the end of the current fiscal year, the entire fund balance was restricted for community redevelopment.

As the CRA is focused on reinvestment revenues into the CRA district and does not have significant annual operational costs, the CRA does not maintain specific reserve levels for operations.

General Fund Budgetary Highlights

Actual expenditures in the general fund were \$1,500,334 less than final budget amounts. The main reasons for this difference are reduction in contractual services with the hiring of a CRA Administrator, and grants and aids expenditures were significantly lower than budgeted as the CRA’s redevelopment vision and priorities have been refined.

Budgetary comparisons between the final budget and actual results can be found on page 23 of this report.

Capital Assets

The Agency’s investment in capital assets for its governmental activities as of September 30, 2024, amounts to approximately \$3.7 million, net of accumulated depreciation. This investment in capital assets includes land, construction in progress, equipment, and other improvements.

The following is a summary of the CRA’s capital assets, net of accumulated depreciation for each of the past two years:

	Governmental Activities	
	2024	2023
Land	\$ 2,104,029	\$ 2,104,029
Construction in progress	64,634	10,420
Other capital assets, net	1,528,416	931,974
Totals	\$ 3,697,079	\$ 3,046,423

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)
MANAGEMENT'S DISCUSSION AND ANALYSIS

Major capital assets events during the fiscal year included:

- Property improvement projects

Additional information on the Agency's capital assets can be found in the notes to the financial statements, Note 6.

Economic Factors and Next Year's Budget

There continue to be many challenges facing local governments today. Property values have continued to increase in recent years, contributing to related growth in the revenues of the CRA. Ongoing legislative efforts to restrict and sunset existing CRA's affect future planning and decision making. Overall, the Town continues to move forward with its plan to improve the CRA area. Additionally, the Town received approval to expand CRA boundaries effective in fiscal year 2025-2026. This will also increase revenue and the ability to add additional or expanded projects.

Requests for Information

This report is designed to provide an overview of the CRA's finances for those with an interest in this area. Questions concerning any of the information found in this report, or requests for additional information, should be directed to the Town of Lake Park:

Finance Department
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403
(561) 881-3350

FINANCIAL STATEMENTS

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the Town of Lake Park, Florida)

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	<u>Governmental Activities</u>
Assets	
Cash	\$ 1,530,614
Due from Town	317,379
Prepaid items	394
Capital assets:	
Capital assets not being depreciated	2,168,663
Capital assets being depreciated, net	<u>1,528,416</u>
Total capital assets, net	<u>3,697,079</u>
Total Assets	<u>5,545,466</u>
Liabilities	
Accounts payable	61,038
Accrued liabilities	<u>4,074</u>
Total Liabilities	<u>65,112</u>
Net Position	
Investment in capital assets	3,697,079
Restricted for:	
Community redevelopment	<u>1,783,275</u>
Total Net Position	<u>\$ 5,480,354</u>

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

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the Town of Lake Park, Florida)

BALANCE SHEET
GENERAL FUND

SEPTEMBER 30, 2024

Assets	
Cash	\$ 1,530,614
Due from Town	317,379
Prepaid items	<u>394</u>
Total Assets	<u>\$ 1,848,387</u>
Liabilities	
Accounts payable	\$ 61,038
Accrued liabilities	<u>4,074</u>
Total Liabilities	<u>65,112</u>
Fund Balance	
Nonspendable	394
Restricted for community redevelopment	<u>1,782,881</u>
Total Fund Balance	<u>1,783,275</u>
Total Liabilities and Fund Balance	<u>\$ 1,848,387</u>

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

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the Town of Lake Park, Florida)

**RECONCILIATION OF THE GENERAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION**

SEPTEMBER 30, 2024

Fund Balance - General Fund \$ 1,783,275

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 general fund;

Governmental capital assets	\$ 5,597,402	
Less: accumulated depreciation	<u>(1,900,323)</u>	
		<u>3,697,079</u>

Net Position of Governmental Activities \$ 5,480,354

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

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the Town of Lake Park, Florida)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - GENERAL FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Revenues

Tax increment - Palm Beach County	\$ 699,404
Tax increment - Town of Lake Park	<u>1,338,794</u>

Total Revenues	<u>2,038,198</u>
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Expenditures

Current:

Economic environment	1,055,541
Capital outlay	706,889
Contribution to Town debt service	168,597
Grants and aid	<u>396,365</u>

Total Expenditures	<u>2,327,392</u>
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Net Change in Fund Balance	(289,194)
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Fund Balance - Beginning	<u>2,072,469</u>
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Fund Balance - Ending	<u><u>\$ 1,783,275</u></u>
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The accompanying notes are an integral part of these financial statements.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the Town of Lake Park, Florida)

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF GENERAL FUND TO THE
STATEMENT OF ACTIVITIES**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Net Change in Fund Balance - General Fund \$ (289,194)

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

The General fund reports capital outlays as
expenditures.

However, in the statement of activities, the cost of
those assets are capitalized and depreciated over their
estimated useful lives.

Capital outlay	706,889
Depreciation	<u>(56,233)</u>

Change in Net Position - Governmental Activities **\$ 361,462**

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

NOTES TO FINANCIAL STATEMENTS

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 - THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

The Town of Lake Park Community Redevelopment Agency (the "Agency" or "CRA") is a dependent special district established by the Town of Lake Park, Florida, (the "Town") under authority granted by Florida Statute 163, Section III. The CRA is included in the Town's financial reporting entity as a blended component unit reported as a governmental (special revenue) fund, the *Community Redevelopment Fund*. The Board of County Commissioners of Palm Beach County delegated redevelopment powers to the Town Commission through Resolution R-96-1852 on November 6, 1996. The Town Commission passed Resolution 65-1966 on November 20, 1996, formally creating the CRA. The organizational structure of the Agency was also established through Resolution 65-1966 and consists of a board of seven members - the five Town Commissioners and two additional members appointed by the Town Commission. The members serve staggered four-year terms. The Town Manager acts as the Agency's Executive Director. The Agency does not have any employees; its affairs are administered by employees of the Town.

The CRA encompasses about 308 acres within the Town of approximately 2.3 square miles. The CRA was established to guide the redevelopment interest in the downtown area and western portions of the Town. The purpose of the agency is to revitalize both the physical and economic environment of the Community Redevelopment Area.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 government units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. This summary of the Agency's Significant Accounting Policies is presented to assist the reader in interpreting the financial statements and other information in this report. These policies are considered essential and should be read in conjunction with the accompanying financial statements. The more significant of the Agency's governmental accounting policies are described below.

FINANCIAL REPORTING ENTITY

The Agency has adopted GASB Statement No. 61, *The Financial Reporting Entity: Omnibus- an amendment of GASB Statements No. 14 and No. 34*, for the purpose of evaluating whether it has any component units. Based on the criteria therein, the Agency has determined that there are no component units that meet criteria for inclusion in the Agency's financial statements.

**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements report information on all of the activities of the Agency, using the economic resources measurement focus and the accrual basis of accounting.

The statement of net position reports all financial and capital resources of the Agency. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Incremental property taxes and other items, not properly included as program revenue are reported instead as general revenue. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Incremental property taxes are recognized as revenue in the year for which they are levied. 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.

FUND FINANCIAL STATEMENTS

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Their operating statements present sources (revenue and other financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenue to be available if it is collected within 90 days of the end of the current fiscal period. Incremental property taxes are recognized, when levied. All other revenue is considered to be measurable and available only when cash is received by the Agency or property has legally transferred to the Agency. Expenditures are generally recorded when a liability is incurred, as under accrual accounting.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide financial statements, reconciliations are necessary to explain the adjustments needed to transform the fund-based financial statements into the governmental activities column of the government-wide presentation.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

DEPOSITS AND INVESTMENTS

The Town uses a pool for both cash and investments for investment and resource management purposes. The Agency is included in the Town's cash pool and each fund's equity in pooled cash represents the balance on hand as if each fund maintained its own cash and investment account. The Agency currently does not have any investments.

CAPITAL ASSETS

Capital assets, which include land, buildings, machinery and equipment, and certain infrastructure assets (e.g., streets, alleys, sidewalks, drainage, lighting systems, and similar items), are reported in the government-wide financial statements. The Agency did not retroactively report infrastructure assets. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The Agency records impairment losses on long-lived assets used in operations when events and circumstances indicate the assets might be impaired. No impairment losses have been recorded.

Capital assets of the Agency are depreciated using the straight-line method over the following estimated useful lives:

Other improvements	20-50 years
Machinery and equipment	5-15 years

**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

DUE FROM THE TOWN

Activity between the Town and Agency that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "Due from the Town".

LONG-TERM OBLIGATIONS

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. The Agency does not have any long-term obligations.

FUND BALANCE/NET POSITION

In the governmental fund financial statements, fund balance classifications are as follows:

- Restricted Fund Balance - amounts that are restricted to specific purposes when constraints placed on the use of resources are either by (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

The government-wide financial statements utilize a net position presentation. Net position is categorized as follows:

- Investment in Capital Assets – consists of capital assets, net of accumulated depreciation, retainage payable, and related debt when applicable.
- Restricted Net Position – amounts that are restricted to specific purposes when constraints placed on the use of resources are either by (a) externally imposed by creditors (such as debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislations. These amounts are reduced by liabilities and deferred inflows of resources related to those assets.

**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

USE OF ESTIMATES

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

IMPLEMENTATION OF GASB STATEMENTS

The CRA considered the new accounting standards which effective dates are applicable for the fiscal year ended September 30, 2024. The implementation of GASB Statement No. 100, *Accounting Changes and Error Corrections*, did not have a significant impact on the CRA's financial statements.

NOTE 3 – CASH

The CRA participates in the Town's pooled cash system. Cash as of September 30, 2024, consists of deposits with a financial institution. The bank deposits were entirely covered by federal depository insurance and a collateral pool pledged to the State Treasurer of Florida by financial institutions that comply with the requirements of Florida Statutes and have been designated as a Qualified Public Depository by the State Treasurer. Qualified public depositories are required to pledge collateral to the State Treasurer with a fair value equal to a percentage of the average daily balance of all government deposits in excess of any federal deposit insurance. In the event of a default by a qualified public depository, the amount of public funds would be covered by the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Accordingly, the CRA's deposits are considered fully insured or collateralized in accordance with the provisions of GASB Statements.

**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 4 - TAX INCREMENT REVENUES

Tax increment revenues are the primary source of revenue for the CRA. Tax increment revenue is collected from the two governmental entities that levy property taxes within the legally defined redevelopment area of the CRA, the Town and Palm Beach County (the "County"). The tax increment revenue is calculated by applying the adopted millage rate of the Town to the increase in current year taxable assessed valuations over the base year assessed valuations for all properties located within the CRA boundaries. The Town used a millage rate of 5.3474 for fiscal year 2024. The County used a millage rate of 4.3751 for fiscal year 2024.

NOTE 5 - NOTES RECEIVABLES AND GRANT COMMITMENTS

The CRA has a program to give grants and low interest loans for business development and façade improvements. The loans bear interest at 2% and are payable monthly for terms of five to ten years. The grants are to be repaid if the business is sold within five years and one fifth of the grant is forgiven each year. The CRA treats funding of the loans as a current expense and future repayments, if any, will be recorded as revenue when received. Both the loans and grants are secured by a lien on the improvements and/or the property of the business. There are no loans outstanding at September 30, 2024.

In fiscal year 2023, the CRA awarded a grant for \$1,000,000 payable over five years. The CRA made a payment of \$200,000 towards the grant award in fiscal year 2024, and the remaining grant funds in the amount of \$600,000 are to be paid over the remaining three years when the remaining conditions are met.

In fiscal year 2024, the CRA awarded a grant for \$360,000 payable over two years. The CRA made a payment of \$180,000 towards the grant award in fiscal year 2024, and the remaining grant funds in the amount of \$180,000 are to be paid in the next fiscal year when the remaining conditions are met.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 6 - CAPITAL ASSETS

Capital Assets activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated				
Land	\$2,104,029	\$ --	\$ --	\$2,104,029
Construction in progress	10,420	64,634	(10,420)	64,634
Total capital assets not being depreciated	<u>2,114,449</u>	<u>64,634</u>	<u>(10,420)</u>	<u>2,168,663</u>
Capital assets being depreciated				
Improvements	2,735,952	614,899	--	3,350,851
Machinery and equipment	40,112	37,776	--	77,888
Total capital assets being depreciated	<u>2,776,064</u>	<u>652,675</u>	<u>--</u>	<u>3,428,739</u>
Less accumulated depreciation for				
Improvements	(1,802,924)	(37,112)	--	(1,840,036)
Machinery and equipment	(41,166)	(19,121)	--	(60,287)
Total accumulated depreciation	<u>(1,844,090)</u>	<u>(56,233)</u>	<u>--</u>	<u>(1,900,323)</u>
Total capital assets being depreciated, net	<u>931,974</u>	<u>596,442</u>	<u>--</u>	<u>1,528,416</u>
 Capital Assets, Net	 <u>\$3,046,423</u>	 <u>\$ 661,076</u>	 <u>\$ (10,420)</u>	 <u>\$3,697,079</u>

Depreciation expense of \$56,233 was charged to economic environment in the governmental activities statement of activities.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

NOTES TO FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 7 - CONTRIBUTION TO TOWN DEBT SERVICE

The Agency's tax increment revenues are not pledged externally to any lender for any indebtedness related to the Agency. However, internally the Town and the Agency entered into an interlocal agreement regarding portions of the Bank of America Promissory Notes Series 2008A that the Agency will repay the Town for any such debt service payments made on its behalf based on the availability of accumulated tax increment revenues. Externally, the bonds are secured by the non-ad valorem revenues of the Town.

Future debt service obligations of the Town that the Agency intends to fund based on the availability of funds from tax increment revenues are as follows:

Year Ending September 30,	Principal	Interest	Total Amount
2025	\$ 148,233	\$ 20,268	\$ 168,501
2026	153,673	14,728	168,401
2027	159,312	8,985	168,297
2028	<u>165,159</u>	<u>3,031</u>	<u>168,190</u>
Total	<u><u>\$ 626,377</u></u>	<u><u>\$ 47,012</u></u>	<u><u>\$ 673,389</u></u>

NOTE 8 - RISK MANAGEMENT

Florida Statutes limit the Agency's maximum loss for most liability claims to \$200,000 per person and \$300,000 per occurrence under the Doctrine of Sovereign Immunity. However, under certain circumstances, a plaintiff can seek to recover damages in excess of statutory limits by introducing a claims bill to the Florida Legislature. The limits addressed in Florida Statutes do not apply to claims filed in Federal courts. There have been no significant reductions in insurance coverage in the prior year. No settlements exceeded insurance coverage for the past three years.

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the Town of Lake Park, Florida)

REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues				
Tax increment - Palm Beach County	\$ 696,877	\$ 696,877	\$ 699,404	\$ 2,527
Tax increment - Town of Lake Park	1,338,794	1,338,794	1,338,794	--
Balance brought forward	<u>1,555,578</u>	<u>1,792,055</u>	<u>--</u>	<u>(1,792,055)</u>
Total Revenues	<u>3,591,249</u>	<u>3,827,726</u>	<u>2,038,198</u>	<u>(1,789,528)</u>
Expenditures				
Current:				
Economic environment	1,401,384	1,454,871	1,055,541	399,330
Capital outlay	432,000	614,990	706,889	(91,899)
Contribution to Town debt service	168,597	168,597	168,597	--
Grants and aids	<u>1,589,268</u>	<u>1,589,268</u>	<u>396,365</u>	<u>1,192,903</u>
Total Expenditures	<u>3,591,249</u>	<u>3,827,726</u>	<u>2,327,392</u>	<u>1,500,334</u>
Net Change in Fund Balance	<u>\$ --</u>	<u>\$ --</u>	(289,194)	<u>\$ (289,194)</u>
Fund Balance - Beginning			<u>2,072,469</u>	
Fund Balance - Ending			<u>\$ 1,783,275</u>	

See note to the required supplementary information.

**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)**

NOTE TO THE BUDGETARY COMPARISON SCHEDULE

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

NOTE 1 - BUDGETS AND BUDGETARY ACCOUNTING

An appropriated budget has been legally adopted for the General Fund on the same modified-accrual basis used to reflect revenue and expenditures.

The Agency follows these procedures in establishing the annual budget:

- a. Prior to September 1, the Executive Director submits to the Governing Board a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- b. Changes or amendments to the total budgeted expenditures must be approved by the Governing Board. Accordingly, the legal level of control is at the fund level.
- c. All unencumbered balances lapse at the end of each fiscal year.
- d. The Governing Board, by motion, may make supplemental appropriations for the year up to the amount of revenue in excess of those estimated appropriations. Supplemental budget appropriations of \$236,477 were approved by the Governing Board for the fiscal year ended September 30, 2024.

The reported budgetary data represents the final appropriated budget after amendments adopted by the Governing Board.

REPORTING SECTION



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 the Executive Director
Town of Lake Park Community Redevelopment Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the financial statements of the governmental activities and the major fund of the Town of Lake Park Community Redevelopment Agency (the "Agency"), a component unit of the Town of Lake Park, Florida, as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's financial statements, and have issued our report thereon dated October 30, 2025.

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 Agency'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items SD2024-001 (repeat finding) and SD2024-002 (repeat finding) that we consider to be significant deficiencies.

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 an instance of noncompliance or other matter that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and responses as item SD2024-002.

Agency’s Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Agency’s response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Agency’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 result 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 Agency’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CBIZ CPAs P.C.

West Palm Beach, FL
October 30, 2025

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

SCHEDULE OF FINDINGS AND RESPONSES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

SECTION I – FINANCIAL STATEMENT FINDING

SIGNIFICANT DEFICIENCY

SD2024-001 – SUPPORTING DOCUMENTATION FOR INDIRECT COSTS CHARGED TO THE CRA (REPEAT FINDING – SD2023-001)

Condition

The Town of Lake Park allocated indirect costs from eight Town departments to the CRA. The allocation percentages varied from five percent to twenty percent and were applied to the total budgeted expenses of each department. The Town did not have supporting documentation for the percentages used nor how the departmental expenditures were in accordance with the CRA Plan.

Cause

The CRA currently does not have a documented indirect cost allocation plan.

Effect

A lack of documentation supporting indirect costs charged could lead to possible expenses not in accordance with the CRA Plan.

Recommendation

The Town and the CRA should obtain documentation supporting the indirect costs charged to CRA to ensure they are in compliance with the CRA Plan and Section 163.387, Florida Statutes.

Views of Responsible Officials and Planned Correction Actions

The Town has budgeted for a consultant to review and update how it allocates the CRA’s indirect cost to address this issue in fiscal year 2025-2026.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

SCHEDULE OF FINDINGS AND RESPONSES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

SECTION I – FINANCIAL STATEMENT FINDING (CONTINUED)

SIGNIFICANT DEFICIENCY (CONTINUED)

SD2024-002 – NON-COMPLIANCE WITH FLORIDA STATUTES (REPEAT FINDING - SD2023-002)

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 CRA did not issue and file the September 30, 2024 Financial Statements with the Auditor General by June 30, 2025 as required by Florida Statutes.

Cause

The Town experienced significant personnel turnover within the finance department.

Effect

The CRA did not comply with Florida Statute 218.39(1)(h) for the fiscal year ended September 30, 2024, which potentially could impact its operating status.

Recommendation

We recommend that the CRA collaborate with the Town to assess the finance department staffing needs and determine if additional employee resources are necessary to comply with the Florida Statute.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

SCHEDULE OF FINDINGS AND RESPONSES

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

SECTION I – FINANCIAL STATEMENT FINDING (CONTINUED)

SIGNIFICANT DEFICIENCY (CONTINUED)

SD2024-002 – NON-COMPLIANCE WITH FLORIDA STATUTES (REPEAT FINDING - SD2023-002) (CONTINUED)

Views of Responsible Officials and Planned Correction Actions

There were a multitude of issues that delayed the Town having its annual financial audit completed within 9 months after the end of the fiscal year. There are personnel vacancies, which continue to exist at this current date. The employment market in South Florida is improving and the Town improved processes to reach a greater employee pool to secure the best candidates for the open positions. Additionally, the Town will work with the external auditors to set a schedule that will meet the June 30, 2026 deadline for the fiscal year ending September 30, 2025.

TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY
(A COMPONENT UNIT OF THE TOWN OF LAKE PARK, FLORIDA)

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

I. PRIOR YEAR FINANCIAL STATEMENT FINDINGS

2023-001 (CRA) – was not addressed and is repeated as SD2024-001 (CRA).

2023-002 (CRA) – was not addressed and is repeated as SD2024-002 (CRA).



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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 Executive Director
Town of Lake Park Community Redevelopment Agency
Town of Lake Park, Florida

Report on the Financial Statements

We have audited the financial statements of the Town of Lake Park Community Redevelopment Agency (the "Agency"), a component unit of the Town of Lake Park, Florida, as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated October 30, 2025.

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 Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Schedule of Findings and Responses; Summary Schedule of Prior Audit Findings 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 October 30, 2025, 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. The status of audit findings and recommendations made in the preceding annual financial audit report are noted in the summary schedule of prior audit findings.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information is disclosed in Note 1 to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and 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 financial condition assessment was based in part on representations made by management and review of financial information provided by same. Our 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, 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 Agency's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2024, a PACE program did not operate within the Agency'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 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.

Specific Information

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 Agency employees compensated in the last pay period of the Agency's fiscal year as; 2.
- 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 \$107,513.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$1,145,348.

- 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 follows:
 - a. Old Dixie Septic to Sewer – Budget of \$6,453,820; Expenditures \$110,817.
 - b. 7th Street Pocket Park – Budget \$198,352; Expenditures \$179,475.
 - c. 10th Street Oval-About – Budget \$114,744; Expenditures \$40,241.
 - d. Landscape Design and Construction Park Ave – Budget \$505,530; Expenditures \$464,273.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before 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 23.

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, the Board of Directors, Executive Director, 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.

West Palm Beach, FL
October 30, 2025



CBIZ CPAs P.C.

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Independent Accountants' Report on Compliance with Florida Statutes

To the Board of Directors and Executive Director
Town of Lake Park Community Redevelopment Agency
Town of Lake Park, Florida

We have examined the Town of Lake Park Community Redevelopment Agency (the "Agency"), a component unit of the Town of Lake Park, Florida, compliance with Sections 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2024. Management of the Agency is responsible for the Agency's compliance with the specified 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

In our opinion, the Agency complied, in all material respects, with Sections 163.387(6) and 163.387(7), Florida Statutes for the fiscal year ended September 30, 2024.

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.

West Palm Beach, FL
October 30, 2025