



COMMUNITY REDEVELOPMENT AREA (CRA)

2024 ANNUAL REPORT

CITY OF SOUTH DAYTONA

MARCH 31, 2025

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ABOUT THE CRA



2024 ACCOMPLISHMENTS



2025 PLANNED ACTIVITIES AND PROJECTS

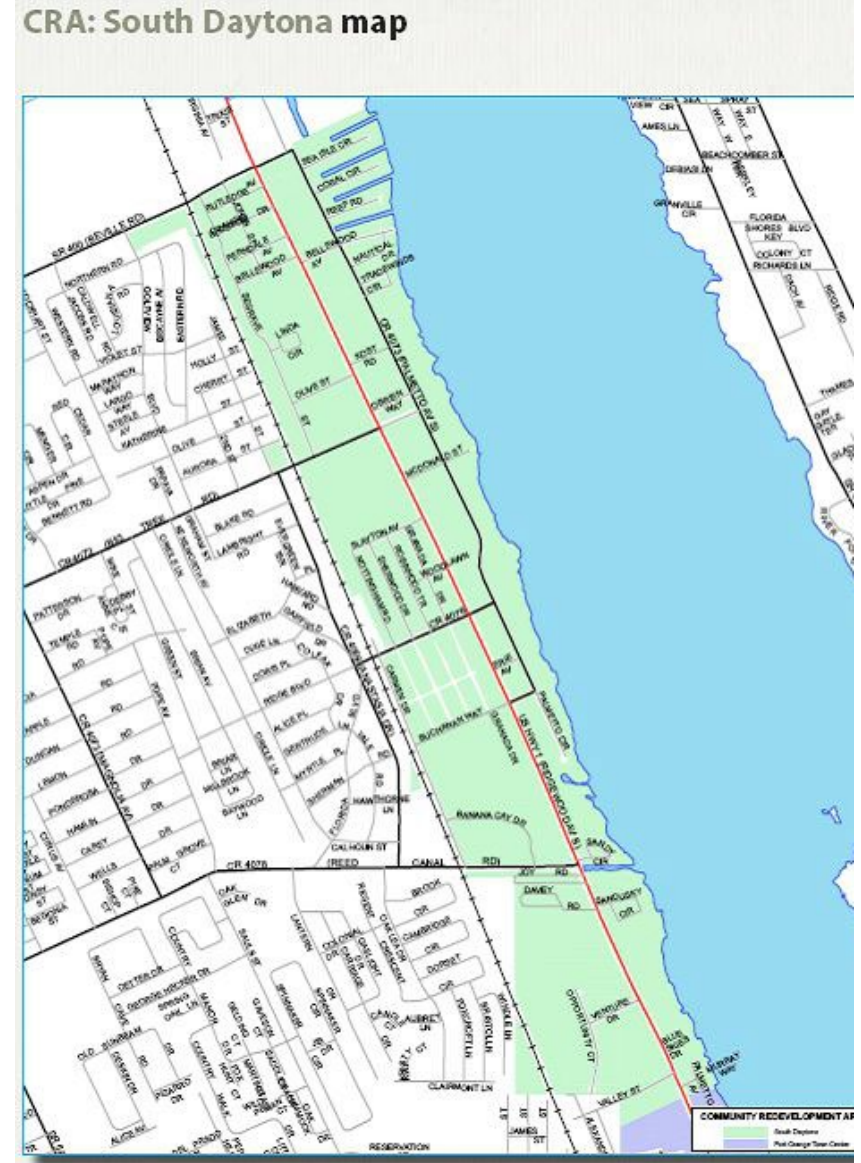


**DELEGATION OF AUTHORITY,
FUNDING PARTNERS, CONTACTS**

ABOUT THE CRA

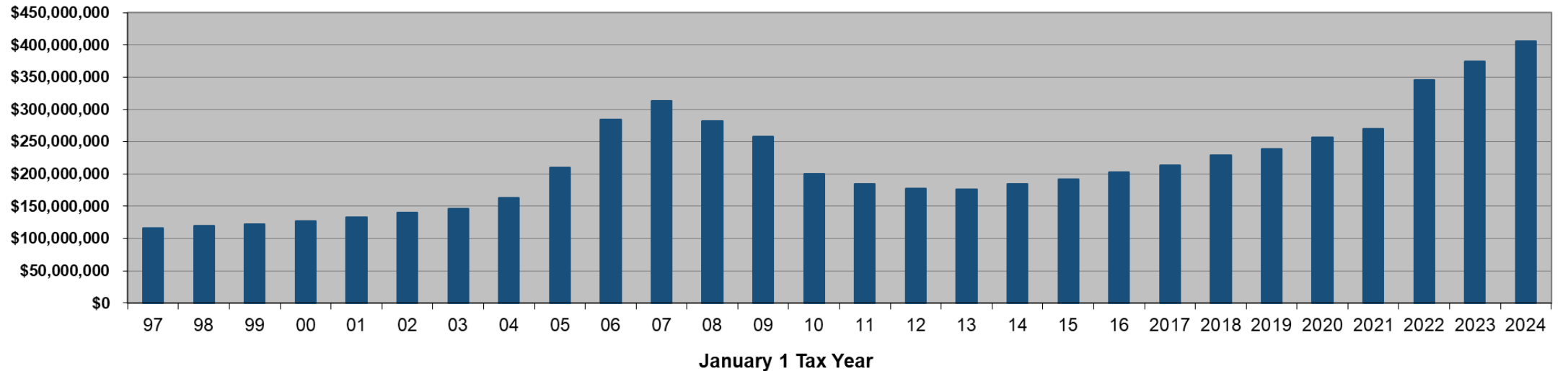
The CRA was established in 1997 to eliminate slum and blight. The CRA boundaries are highlighted in green on the map. The CRA represents about one-third of the total City area. The CRA sunsets in 2026.

- **Assets:** Halifax River, central location, vacant lots for development, well-maintained traffic network, and available infrastructure that accommodates local development.
- **Issues:** Visual quality, financing/funding, development quality, public safety, land use/regulatory codes.
- **Goals & Objectives:** Attract investment and create value through private/public initiatives; Create a unique identity to make South Daytona a memorable place; Promote a safe and attractive environment for residents, businesses and visitors; Develop a transportation system that supports community image and needs.
- **CRA Redevelopment Master Plan:** Focuses on the Future Land Use Plan, Amenity Program, Private Catalyst and Public Improvement Programs.



CRA TAXABLE VALUES FROM BASE YEAR TO DATE

**City of South Daytona
Community Redevelopment Area**



YEAR ENDING
9.30.2024
CRA FINANCIAL
STATEMENT

SOUTH DAYTONA CRA REDEVELOPMENT TRUST FUND					
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE					
LAST TWO FISCAL YEARS AND CURRENT BUDGET					
			FY 23 AUDITED	FY 24 AUDITED	FY 25 BUDGETED
REVENUES:					
	Property Taxes (TIF)				
	City of South Daytona		\$ 1,691,011	\$ 1,902,983	\$ 2,127,102
	Halifax Hospital District		187,632	193,597	200,606
	Volusia County		1,057,016	1,192,662	1,232,045
	Ponce Inlet Port Authority		16,563	17,018	17,566
	East Volusia Mosquito Control		38,817	43,797	45,204
	Echo / Volusia Forever		87,182	98,366	101,552
	CDBG Grant		34,001	-	-
	Total Revenues:		3,112,222	3,448,423	3,724,075
EXPENDITURES					
	Contingent		-	-	165,812
	Personal Services		508,183	575,296	596,661
	Operating Expenses		137,299	212,030	366,024
	Capital Outlays		83,221	1,780,299	2,395,578
	Debt Service		1,481,102	608,585	-
	Economic Development Grants		33,405	10,000	200,000
	Total Expenditures		2,243,210	3,186,210	3,724,075
OTHER FINANCING SOURCES AND USES					
	Transfer From Reserves		-	-	-
	Transfer Out		-	-	-
	Total other Financing sources/ uses		-	-	-
NET CHANGES IN FUND BALANCE			869,012	262,213	-
FUND BALANCE BEGINNING			659,455	1,528,467	1,790,680
FUND BALANCE ENDING			1,528,467	1,790,680	1,790,680

FY 2024 -2025 CRA BUDGET SUMMARY

SOUTH DAYTONA REDEVELOPMENT TRUST FUND FY 2024-2025 BUDGET SUMMARY

FUND BALANCE BROUGHT FORWARD	1,790,680.00
CURRENT YEAR BUDGETED TAX INCREMENTS	
TOTAL CURRENT YEAR REVENUES	3,478,697.00
AVAILABLE REDEVELOPMENT FUNDS	5,269,377.00
CURRENT YEAR BUDGETED EXPENDITURES	3,478,697.00
FUND BALANCE ENDING	<u>1,790,680.00</u>

The background of the slide features a large, stylized palm tree on the left side, with its fronds extending across the top and right. The palm tree is rendered in a light, golden-brown color against a white background. The text is centered in the middle of the slide.

2024 Accomplishments Public Improvements

2024 ACCOMPLISHMENTS PUBLIC IMPROVEMENT PROJECTS IN THE CRA

- Veterans Monument
- Security Wall at 1770 Segrave Street
- Piggotte Center Electronic Message Board





2024 Accomplishments Private Catalyst Projects



Franchisees Michaela and Joseph Young stand at the site of where their new Scooter's Coffee will be in South Daytona. NIGEL COOK/NEWS-JOURNAL

Coffee chain coming to Volusia for the first time

Scooter's expects Jan. 1 opening in South Daytona

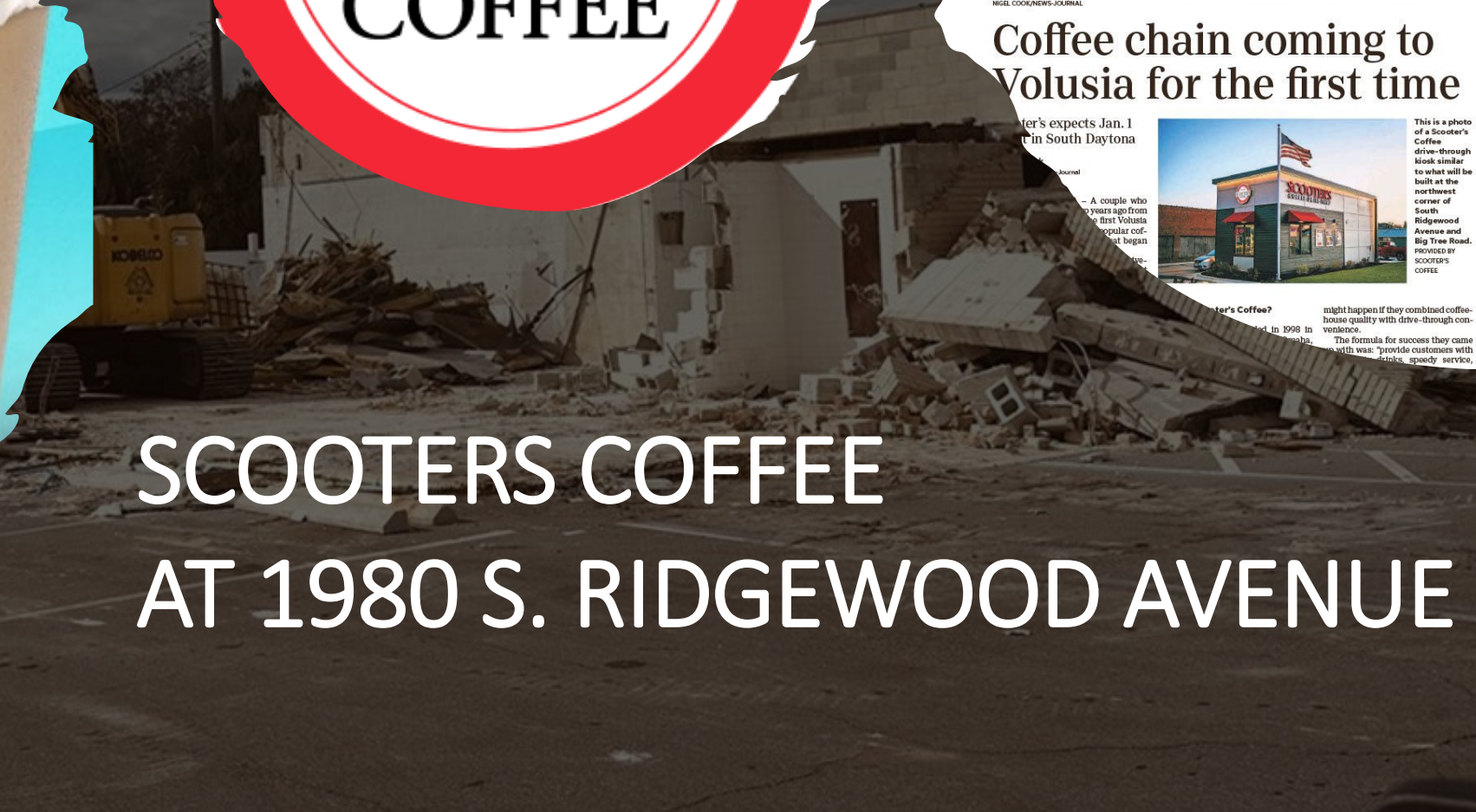


This is a photo of a Scooter's Coffee drive-through kiosk similar to what will be built at the northwest corner of South Ridgewood Avenue and Big Tree Road. PROVIDED BY SCOOTER'S COFFEE

A couple who opened their first Volusia Scooter's Coffee store in Daytona Beach in 2008, began...

...might happen if they combined coffee-house quality with drive-through convenience. The formula for success they came up with was "provide customers with drinks, speedy service."

SCOOTERS COFFEE AT 1980 S. RIDGEWOOD AVENUE



The background of the slide features a soft, out-of-focus image of palm trees. The fronds are a light, golden-brown color, creating a textured, organic pattern against a pale, off-white background. The lighting is bright and even, giving the scene a clean, airy feel.

2024 Accomplishments Incentive Programs for Private Improvement Projects



INCENTIVES

2024 Incentive Programs

The Community Redevelopment Agency and City Council offer three (3) incentive grant programs. These programs were created to improve existing structures and properties within the CRA, remove blighted structures that are hampering redevelopment, to incentivize targeted businesses to the US 1 Overlay District and CRA.

- **CRA Demolition Grant Program**
- **CRA Targeted Business Program**
- **The Façade Improvement Grant**



1961 S. Ridgewood Avenue Renovation



Demolition Grant 1980 S. Ridgewood Avenue Removal of Structure

A large, faded image of a palm tree serves as the background for the slide. The trunk is on the left, and the fronds spread out across the top and right. The text is centered over the middle of the image.

2024 Accomplishments Community Policing

2024 ACCOMPLISHMENTS COMMUNITY POLICING

Four officers are dedicated to the CRA, for 24-hour, 7 day a week coverage. Additionally, our Community Crime Prevention Officer serves as an Investigator and spends 25% of his time performing CRA-specific Community Policing activities.

The City is divided into 3 zones identified as SD01, SD02 and SD03. Zone SD03 is the CRA zone. The South Daytona Police Department reported number of **service calls** by zones for the period 01/01/2024 – 12/31/2024:

Zone 1 – 3,280

Zone 2 – 3,197

Zone 3 – 5,906 (CRA)

City wide total =12,383

The CRA makes up 1/3 of the city area and is responsible for almost 50% of all service calls to the Police Department.

Community Policing, Crime Prevention Officer, and Police Outreach Activities include, but are not limited to:

Annual Kids Fishing Tournament, Annual Night Out Against Crime, Bicycle & Golf Cart Patrol, Citizens Courtesy Checks, Citizen Patrol, Coffee with Police Chief Cheatham and Mayor Hall, Crime-Free Business Program, National Walk to School Program, Patrols of Business Communities and Residential Neighborhoods, Reading to Kids at Events, and the School Resource Officer (SRO) at South Daytona Elementary School.





2025 Planned Activities and Projects



2025 FOCUS

Flood Recovery & Improvements



2025 Planned Projects

US 1

Streetscape



Implementation of Project Plan with FPL for Undergrounding Utility Lines



U.S.1 Streetscape Maintenance



Stucco Security Wall on Segrave Street (Public Works)

2025 Private Projects



National Brand relocating to out parcel of the Sunshine Mall



National Brand (Zaxby's) at 1600 S. Ridgewood Avenue



Opening of Scooters Coffee at 1980 S. Ridgewood Avenue



Continuing US 1 Streetscape

Burial of Utility Lines along the US 1 Corridor:

- *FY 2023-24: \$ 700,000 (DESIGN)*
- *FY 2024-25: \$1,200,000 (CONSTRUCTION)*
- *FY 2025-26: \$1,200,000 (CONSTRUCTION)*

PUBLIC IMPROVEMENTS

Infrastructure improvements funded by American Rescue Plan Act (ARPA) Funds

- Replace Lift Station #1 \$2,000,000
- Sewer Pipe Lining & Replacement \$2,500,000
- Water Meter Replacement Program \$2,000,000





SOUTH DAYTONA

*Small City
Big Possibilities*

2024-2025

Upcoming
New Construction
and Private Catalyst
Projects



1980 S.
RIDGEWOOD
AVENUE



Daytona News-Journal - 07/17/2024 Page : 801

Franchises Michaela and Joseph Young stand at the site of where their new Scooter's Coffee will be in South Daytona. MICHAELA NEWS-JOURNAL

Coffee chain coming to Volusia for the first time

Scooter's expects Jan. 1 debut in South Daytona

Clayton Park
Daytona Beach News-Journal
USA TODAY NETWORK

SOUTH DAYTONA — A couple who moved to Ponce de Leon two years ago from Nebraska plan to open the first Volusia County location here for a popular coffee chain from the Midwest that began in their home state.

Scooter's Coffee will be a drive-through-only location on the northwest corner of Ridgewood Avenue and Big Tree Road in South Daytona.

"I'm obviously biased, but I think it's better than Starbucks," said native Nebraskan Joseph Young, who along with his wife Michaela will be the local franchisees for Scooter's Coffee.

Scooter's is not the only coffee shop chain expanding to Volusia County. It will currently undergo on two locations in Daytona Beach for Dutch Bros Coffee, a chain based in Oregon.

What is Scooter's Coffee?

The chain was founded in 1998 in Bellevue, Nebraska, a suburb of Omaha, by Don and Linda Eddies. The couple got the idea after experiencing a drive-through coffee hot while visiting California. According to the company's website, the couple wondered what might happen if they combined coffee-house quality with drive-through convenience.

The formula for success they came up with was: "provide customers with high-quality drinks, speedy service, and a big smile."

See SCOOTER'S, Page 5B Powered by TECHNIVA

July 17, 2024 6:24 am (GMT 4:00)

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Orlando, FL 32819

www.eisre.com



2024



CRA DELEGATION OF AUTHORITY, FUNDING PARTNERS, AND PROGRAM CONTACT INFORMATION



Redevelopment Trust Fund Partners

Redevelopment plans, projects, and programs are made possible through tax increment financing from:

City of South Daytona

Volusia County and its Taxing Districts

Halifax Health

Community Redevelopment Agency Board

Chairman Bill Hall

Board member Doug Quartier

Board member Lisa O'Neal

Board member Brandon Young

Board member Eric Sander

District Name, Registered Agent

Community Redevelopment Agency of the City of South Daytona

Mr. James L. Gillis, Jr., City Manager

City of South Daytona, P.O. Box 214960, South Daytona, FL 32121

Delegation of Authority: Volusia County Resolution 96-219

Local Governing Authority: City of South Daytona

Date Established: October 1996 by Volusia County

Establishing Documents: City Ordinance 97-06

Statutory Authority: Chapter 163, Part III, Florida Statutes

City Staff Contact: Josh McEnany, (386) 322-3025, jmcenany@southdaytona.org, www.southdaytona.org

Note: This Annual Report has been prepared in compliance with the requirements of Chapter 163.356(3)(c), Florida Statutes. The notice of the availability of this report has been published in the Daytona Beach News Journal. Additionally, the governing body of each special district is required under Chapter 163.387(8) to annually provide an independent financial audit of its trust fund to each taxing authority that pays into the trust fund. This audit of the Agency's assets, liabilities, income and expenses, as required under Chapter 163.356(3)(3) is included with the City's Annual Comprehensive Financial Report (ACFR) for each fiscal year.

**COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF SOUTH DAYTONA**

FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
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SEPTEMBER 30, 2024**

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INDEPENDENT AUDITORS' REPORT

To the Governing Board,
Community Redevelopment Agency of the City of South Daytona:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Community Redevelopment Agency of the City of South Daytona (the CRA), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Community Redevelopment Agency of the City of South Daytona as of September 30, 2024, 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 Opinion

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* (GAS), issued by the Comptroller General of the United States. 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 Community Redevelopment Agency of the City of South Daytona 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 opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

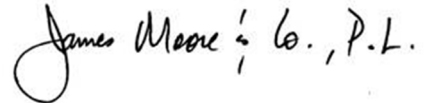
Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, 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 Reporting Required by *Government Auditing Standards*

In accordance with Government Auditing Standards, we have also issued our report dated January 31, 2025, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the CRA's internal control over financial reporting and compliance.

Daytona Beach, Florida
January 31, 2025

A handwritten signature in black ink that reads "James Moore & Co., P.L." The signature is written in a cursive style with a large initial "J" and a distinct "Co." followed by "P.L." and a period.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Community Redevelopment Agency of the City of South Daytona's (the CRA) 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 \$1,790,680 (net position surplus). Of this amount, \$1,790,680 was a restricted surplus in net position.
- As of September 30, 2024, the CRA's reported ending fund balances of \$1,790,680. Fund balance saw a change of \$262,213 when compared to the prior year.
- The CRA's long-term debt obligations decreased by \$115,301 due to regularly scheduled payments on CRA debt and debt payments on behalf of the City.

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 governmental activities of the CRA include reinvesting within the community development district.

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.

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 modified cash basis of accounting.

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

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
ASSETS		
Current and other assets	\$ 1,825,486	\$ 1,554,911
Total assets	<u>\$ 1,825,486</u>	<u>\$ 1,554,911</u>
LIABILITIES		
Current liabilities	\$ 34,806	\$ 26,444
Noncurrent liabilities:	-	115,832
Total liabilities	<u>\$ 34,806</u>	<u>\$ 142,276</u>
NET POSITION		
Restricted	1,790,680	1,412,635
Total net position	<u>\$ 1,790,680</u>	<u>\$ 1,412,635</u>

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
REVENUES		
Property taxes	\$ 3,448,422	\$ 3,112,224
Total revenues	<u>3,448,422</u>	<u>3,112,224</u>
EXPENSES		
Community redevelopment	3,063,188	1,971,319
Interest on long-term debt	7,189	47,878
Total expenses	<u>3,070,377</u>	<u>2,019,197</u>
Net income before transfers	378,045	1,093,027
Change in net position	378,045	1,093,027
Net position , beginning of year	1,412,635	319,608
Net position , end of year	<u>\$ 1,790,680</u>	<u>\$ 1,412,635</u>

Financial Analysis of the General Fund

The focus of the CRA's governmental funds 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, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the CRA's general fund reported an ending fund balance of \$1,790,680, a change of \$262,213, 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

There were no significant amendments between the original and the final CRA budget.

Actual expenditures in the general fund were \$292,501 less than final budget amounts. The main reason for this is due to the timing of capital project and other one-time expenditures.

Budgetary comparisons between the final budget and actual results can be found on page 15 of this report.

Long-Term Debt

The CRA's long-term liabilities as of September 30, 2024 decreased by \$115,301 during the current fiscal year based on scheduled repayments. Additional information on the CRA's long-term liabilities can be found in Note (4) on page 12 of this report.

Economic Factors and Next Year's Budget

There are 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. While property values for the subsequent fiscal year have increased, the future outlook of property values, and any potential impact they will have on the CRA's finances, are unknown.

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 addressed to the Finance Director, City of South Daytona, Florida, 1672 South Ridgewood Avenue, South Daytona, Florida 32119.

**COMMUNITY REDVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
BALANCE SHEET / STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Balance Sheet</u> <u>CRA</u> <u>Fund</u>	<u>Adjustments</u>	<u>Statement of</u> <u>Net Position</u> <u>Governmental</u> <u>Activities</u>
ASSETS			
Cash and cash equivalents	\$ 1,760,964	\$ -	\$ 1,760,964
Prepaid items and deposits	64,522	-	64,522
Total assets	<u>\$ 1,825,486</u>	<u>\$ -</u>	<u>\$ 1,825,486</u>
LIABILITIES			
Accounts payable and accrued liabilities	\$ 34,806	\$ -	\$ 34,806
Total liabilities	<u>34,806</u>	<u>-</u>	<u>34,806</u>
FUND BALANCE / NET POSITION			
Fund Balance:			
Nonspendable:			
Prepaid items	64,522	(64,522)	-
Restricted for:			
Community redevelopment	1,726,158	(1,726,158)	-
Net Position:			
Restricted for:			
Community redevelopment	-	1,790,680	1,790,680
Total fund balance / net position	<u>1,790,680</u>	<u>-</u>	<u>1,790,680</u>
Total liabilities and fund balance / net position	<u>\$ 1,825,486</u>	<u>\$ -</u>	<u>\$ 1,825,486</u>

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

**COMMUNITY REDVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE /
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	Statement of Revenues, Expenditures, and Changes in Fund Balance		Statement of Activities
	CRA Fund	Adjustments	Governmental Activities
Revenues			
Taxes	\$ 3,448,422	\$ -	\$ 3,448,422
Intergovernmental	-	-	-
Total revenues	<u>3,448,422</u>	<u>-</u>	<u>3,448,422</u>
Expenditures / expenses			
Current:			
Community redevelopment	2,577,623	-	2,577,623
Debt service:			
Principal retirement	115,301	(115,301)	-
Interest and fiscal charges	1,577	(531)	1,046
Principal retirement - primary government	485,565	-	485,565
Interest and fiscal charges - primary government	6,143	-	6,143
Total expenditures / expenses	<u>3,186,209</u>	<u>(115,832)</u>	<u>3,070,377</u>
Net change in fund balance / net position	<u>262,213</u>	<u>115,832</u>	<u>378,045</u>
Fund balance / net position, beginning of year	1,528,467	(115,832)	1,412,635
Fund balance / net position, end of year	<u><u>\$ 1,790,680</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,790,680</u></u>

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

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

(1) **Summary of Significant Accounting Policies:**

The financial statements of the Community Redevelopment Agency of the City of South Daytona (the CRA), have been prepared in conformance with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted body for promulgating governmental accounting and financial reporting principles and the CRA has adopted the GASB Codification. The following is a summary of the CRA's significant accounting policies:

(a) **Reporting entity**—The Community Redevelopment Agency of the City of South Daytona was created on July 8, 1997, by City Ordinance No. 97-06 of the City of South Daytona, Florida (the City), pursuant to Florida Statute 163.387, to account for the receipt and expenditure of property tax revenues from the tax increment financing district to support redevelopment in the designated community redevelopment area. Since the City is financially accountable for the activities of the CRA, its governing board is the same, and its relationship to the CRA is significant, the CRA is considered to be a blended component unit in the City's financial statements, where it is also reported as a major special revenue fund.

The CRA has determined there are no component units that meet criteria for inclusion in the CRA's financial statements.

(b) **Government-wide and fund financial statements**—The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the CRA. The CRA only has governmental activities and does not engage in any business-type activity. Direct expenses are those that are clearly identifiable with a specific function or segment. General revenues include ad valorem taxes and interest income. Fund financial statements are presented for the CRA's General Fund. The General Fund, which accounts for all financial operations of the CRA, is considered to be a major fund and is the only fund of the CRA.

(c) **Measurement focus, basis of accounting, and financial statement presentation**—The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue when all eligibility requirements imposed by the grantor have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers property revenues to be available if they are collected within 60 days of the end of the current period. Grants, other intergovernmental revenues, charges for services, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditures generally are recorded when a liability is incurred. However, expenditures related to long-term agreements are recorded only when payment is due.

(d) **Budgets and budgetary accounting**—The governing board of the CRA adopts an annual operating budget, which is prepared on a modified accrual basis and can be amended by the board throughout the year. At the fund level, actual expenditures cannot exceed the budgeted amounts. The accompanying budgeted financial statements for the General Fund reflect the final budget authorization amounts, including all amendments.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

(1) **Summary of Significant Accounting Policies:** (Continued)

(e) **Deposits and investments**—The CRA’s cash and cash equivalents include cash on hand, demand deposits and short-term investments that are readily convertible to known amounts of cash. Investments with original maturities of three months or less are considered to be cash equivalents.

(f) **Receivables and payables**—Activity between the CRA and the City has been classified as amount due to/from the primary government on the balance sheet and statement of net position. All trade and property tax receivables are reported net of an allowance for uncollectible accounts, which is based upon management’s analysis of outstanding balances and historical trends. At September 30, 2024, all of the CRA’s receivables were considered fully collectible.

(g) **Inventories**—The cost of inventory is accounted for on the consumption basis wherein inventories are charged as expenditures when used, rather than when purchased. All inventories are valued at cost, which approximates market, by using the weighted average valuation method.

(h) **Prepaid items**—Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

(i) **Capital assets**—The CRA does not own any capital assets. Any capital outlay expenditures made by the CRA are deemed to be on behalf of the City who takes ownership of the assets along with the perpetual maintenance obligation for those assets.

(j) **Long-term obligations**—In the government-wide financial statements, long-term debt and other long-term obligations, as applicable, are reported as liabilities in the CRA’s governmental activities. Original issue bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. In the fund financial statements, governmental fund types recognize premiums and discounts, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures. Certain debt service expenditures are made on behalf of the primary government who is ultimately liable for such debts.

The CRA does not have any employees. Any employees who provide services to the CRA are employees of the primary government and do so at either no charge to the CRA, or any allocations made to the CRA represent reimbursements by the CRA to the primary government for services rendered (any items recorded to personnel expense accounts are only for ease of tracking the reimbursement amounts). As a result, there is no compensated absences, other post-employment benefits (OPEB), or pension liabilities recorded on the CRA’s financial statements.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

(1) **Summary of Significant Accounting Policies:** (Continued)

(k) **Fund balance**—In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Those classifications are as follows:

Nonspendable – amounts not available to be spent or not in spendable form, such as inventory and prepaid items.

Restricted – amounts constrained to specific purposes by their providers (such as grantors and higher levels of government), through constitutional provisions or by enabling legislation.

Committed – amounts constrained to specific purposes based on actions taken by the CRA governing board through ordinance.

Assigned – amounts the CRA intends to use for a specific purpose. Intent can be expressed by the CRA governing board or by an official or body which the Board delegates authority.

Unassigned – amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available; the CRA considers restricted funds to have been spent first. When expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the CRA considers amounts to have been spent first out of committed funds, then assigned funds and finally, unassigned funds, as needed.

(l) **Deferred outflows/inflows of resources**—In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The CRA has no items that meet this reporting criteria.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The CRA has no items that meet this reporting criteria.

(m) **Net position flow assumption**—Sometimes the CRA will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to determine amounts reported as restricted and unrestricted net position, it is the CRA's policy to consider restricted net position to have been used before unrestricted net position is applied.

(n) **Use of estimates**—Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenses. Actual results could vary from the estimates assumed in preparing the financial statements.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024**

(2) Reconciliation of Government-Wide and Fund Financial Statements:

(a) **Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**—Following the governmental fund balance sheet is a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. The City had no reconciling activity at year-end.

(b) **Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**—Following the governmental fund statement of revenues, expenditures, and changes in fund balances, there is a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. The CRA has no items reported differently between these two statements. The repayment of principal of long-term debt of \$115,301 consumes the current financial resources of governmental funds.

(3) Deposits and Investments:

The CRA is subject to the investment policy of the primary government and maintains interest-bearing banking accounts for substantially all CRA funds. Additional accounts are held for various other purposes, or to segregate cash balances for amounts which are restricted or held on behalf of others. State statutes authorize the CRA to invest excess funds in time deposits, or obligations of the principal and interest of which are unconditionally guaranteed by, the United States Government, commercial paper, corporate bonds, repurchase agreements and/or the State Board of Administration (SBA) Local Government Surplus Trust Fund Investment Pool or other investment vehicles authorized by local ordinance.

As of September 30, 2024, all CRA deposits were covered by private bank acquired insurance, Securities Investor Protection Corporation (SIPC) insurance, private broker/dealer acquired insurance, Federal Depository Insurance Corporation (FDIC) insurance, and/or the State of Florida collateral pool established under the Florida Security for Public Deposits Act (the Act). The Act established guidelines for qualification and participation by banks and savings associations, procedures for administration of the collateral requirements and characteristics of eligible collateral. Under the Act, the qualified depository must pledge at least 50% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance. Additional collateral, up to 125% may be required if deemed necessary.

All of the CRA’s deposits are held with public depositories and as of September 30, 2024, the CRA’s deposits and investments were not subject to any substantial interest rate, credit, or concentration risks.

(4) Long-Term Liabilities:

Long-term liability activity for the year ended September 30, 2024, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Notes payable	\$ 115,301	\$ -	\$ (115,301)	\$ -	\$ -

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

(4) **Long-Term Liabilities:** (Continued)

Notes payable in the CRA's governmental activities at September 30, 2024, were comprised of the following obligations:

Wells Fargo U.S. 1 Median Improvement Note 2006 #34, borrowed \$3,000,000 to be used for the U.S. 1 corridor utility burial project and median improvements. This is the second loan for this multi-year project. The interest rate is a fixed rate of 5.47%. The maturity date of this note is February 1, 2024. The note was paid off during the year ended September 30, 2024.

Additional amounts are typically paid by the CRA on behalf of debt issued in the name of the City but which benefits the CRA. Such payments have been classified in the statement of revenues, expenditures, and changes in fund balance / statement of activities as principal retirement – primary government and interest and fiscal charges – primary governments.

(5) **Commitments and Contingencies:**

The CRA is engaged in various liability claims incidental to the conduct of its general government operations at September 30, 2024. The outcomes of established claims are included in these financial statements. In the opinion of the CRA and the primary government's legal counsel, no legal proceedings are pending or threatened against the CRA which are not covered by applicable insurance which would inhibit its ability to perform its operations or materially affect its financial condition.

The CRA 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, all of which is satisfactorily insured by limited risk, high deductible commercial general liability insurance. Commercial insurance policies are also obtained for other risks of loss, including employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

(6) **Recent Accounting Pronouncements:**

The Governmental Accounting Standards Board ("GASB") has issued pronouncements that have effective dates that may impact future financial statements. The Shelter has considered the new pronouncements that altered accounting principles generally accepted in the United States of America, and other than as disclosed in the notes to the financial statements, does not believe that any other new or modified principles will have a material impact on the Shelter's reported financial position or operations in the near term.

(a) GASB issued Statement No. 102, *Certain Risk Disclosures*, in December 2023. GASB Statement No. 102 amends GASB Statement No. 62 regarding the disclosure of a government's vulnerability to risks related to certain concentrations and constraints that limit its ability to acquire resources or control spending. The provisions for GASB 102 are effective for fiscal years beginning after June 15, 2024.

(b) GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. The objective of GASB 103 improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The effective date for implementation is fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

REQUIRED SUPPLEMENTARY INFORMATION

**COMMUNITY REDVELOPMENT AGENCY OF THE CITY OF SOUTH DAYTONA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - REDEVELOPMENT TRUST FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>		<u>(Negative)</u>
Revenues				
Taxes	\$ 3,478,697	\$ 3,478,697	\$ 3,448,422	\$ (30,275)
Total revenues	<u>3,478,697</u>	<u>3,478,697</u>	<u>3,448,422</u>	<u>(30,275)</u>
Expenditures				
Current:				
General government	171,025	129	-	129
Community redevelopment	1,605,452	2,482,314	2,183,339	298,975
Capital outlay	1,092,000	386,034	394,284	(8,250)
Debt service:				
Principal retirement	600,867	600,867	600,866	1
Interest and fiscal charges	9,353	9,353	7,720	1,633
Total expenditures	<u>3,478,697</u>	<u>3,478,697</u>	<u>3,186,209</u>	<u>292,488</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>262,213</u>	<u>262,213</u>
Fund balances, beginning of year	1,528,467	1,528,467	1,528,467	-
Fund balances, end of year	<u>\$ 1,528,467</u>	<u>\$ 1,528,467</u>	<u>\$ 1,790,680</u>	<u>\$ 262,213</u>

**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 Governing Board,
Community Redevelopment Agency of the City of South Daytona:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Community Redevelopment Agency of the City of South Daytona (the CRA), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements and have issued our report thereon dated January 31, 2025.

Report on Internal Control over Financial Reporting

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the CRA'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.

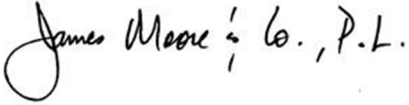
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, 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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "James Moore & Co., P.L." The signature is written in a cursive style with a large initial 'J'.

Daytona Beach, Florida
January 31, 2025



**INDEPENDENT AUDITORS' MANAGEMENT LETTER REQUIRED
BY CHAPTER 10.550, RULES OF THE STATE OF FLORIDA
OFFICE OF THE AUDITOR GENERAL**

To the Governing Board,
Community Redevelopment Agency of the City of South Daytona:

Report on the Financial Statements

We have audited the basic financial statements of the Community Redevelopment Agency of the City of South Daytona (the CRA), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated January 31, 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 Florida 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 Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 31, 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 annual financial audit report. There were no prior findings or recommendations.

Official Title and Legal Authority

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

Financial Condition and Management

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

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

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we had no such recommendations.

Property Assessed Clean Energy (PACE) Programs

The following items have been provided to us to comply with state reporting requirements and have not been audited by us. We did not audit the following information within this section, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on this data.

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the CRA did not have a property assessed clean energy (PACE) program that finances qualifying improvements authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated within the CRA's geographical boundaries during the fiscal year under audit.

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 Special District Information – South Daytona Community Redevelopment Agency

The following items have been provided to us to comply with state reporting requirements and have not been audited by us. We did not audit the following information within this section, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on this data.

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

- a) The total number of district employees compensated in the last pay period of the district's fiscal year: -0-.
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year: -0-.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$-0-.
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$-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:
 - a. 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, as follows: the district's original budget totaled \$3,478,697 and was amended by the total amount of \$-, for final budgeted expenditures of \$3,478,697.

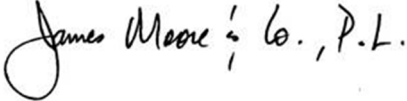
Additional Matters

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

Purpose of this Letter

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

Daytona Beach, Florida
January 31, 2025





INDEPENDENT ACCOUNTANTS' EXAMINATION REPORT

To the Governing Board,
Community Redevelopment Agency of the City of South Daytona:

We have examined the Community Redevelopment Agency of the City of South Daytona's (the CRA) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*, and Sections 163.387(6) and (7), Florida Statutes (the Statutes), for the year ended September 30, 2024. Management is responsible for the CRA's compliance with the Statutes. Our responsibility is to obtain reasonable assurance by evaluate the CRA's compliance with the Statutes and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation based on our examination.

Our examination was conducted in accordance with attestation standards for a direct examination engagement established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we obtain reasonable assurance for evaluating the CRA's compliance with the Statute, and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation of the CRA's compliance with the Statutes. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks that the CRA was not in compliance with the Statutes in all material respects, 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.

In our opinion, the Community Redevelopment Agency of the City of South Daytona complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

Daytona Beach, Florida
January 31, 2025

A handwritten signature in black ink that reads "James Moore & Co., P.L." with a stylized flourish at the end.

Management's Responses to Findings

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