

**City of Dania Beach Community
Redevelopment Agency**
(A Component Unit of the City of Dania Beach, Florida)

Basic Financial Statements
For the Year Ended September 30, 2025

**City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
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INDEPENDENT AUDITOR'S REPORT

To the Community Redevelopment Agency Board
City of Dania Beach Community Redevelopment Agency
Dania Beach, Florida

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the Agency as of September 30, 2025, 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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.

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

In performing an audit in accordance with generally accepted auditing standards 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.

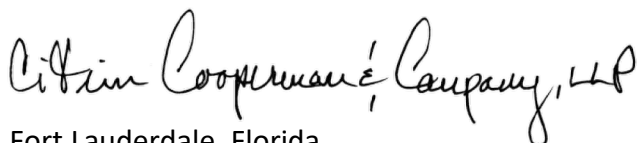
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-8 and the budgetary comparison schedule on page 23 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reports Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report May 8, 2026, on our consideration of the Agency's internal control over financial reporting and 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.



Fort Lauderdale, Florida
May 8, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the City of Dania Beach Community Redevelopment Agency's (the "Agency") financial performance provides an overview of the Agency's financial activities for the years ended September 30, 2025 and 2024. Please read it in conjunction with the Agency's basic financial statements, which immediately follow this discussion.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025:

- The Agency's total assets exceeded its liabilities at September 30, 2025 by \$ 1,998,572 (net position).
- The governmental activities revenue totaled \$ 64,893 primarily resulting from \$ 46,881 in investment income and \$ 18,012 from miscellaneous revenue sources.
- Net transfers in from the City of Dania Beach (the "primary government") were \$ 495,865 for the current year compared to \$ 1,605,322 in the prior year.
- At the end of the year, the Agency reported a fund balance of \$ 1,865,466, a decrease of \$ 457,326 from the previous fiscal year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components: government-wide financial statements, fund financial statements, and notes to the financial statements.

Government-wide financial statements: The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the Agency's finances, using accounting methods similar to those used by a private-sector business.

The statement of net position presents financial information of all of the Agency's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. The change in net position over time may be an indicator of whether the Agency's financial health is improving or deteriorating.

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

The government-wide financial statements can be found on pages 9 and 10 of this report.

Fund financial statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency has only one fund type: governmental funds.

The Agency maintains one governmental fund. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balance for the Community Redevelopment Agency Fund.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing this, readers may better understand the long-term impact of the government’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements can be found on pages 11 through 14 of this report.

Notes to the financial statements: The notes to the financial statements provide additional information essential to a complete understanding of data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 15 through 22 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of financial position.

The following table reflects the condensed government-wide statement of net position as of September 30, 2025 and 2024:

Comparative Net Position			
		2025	2024
Current assets	\$	1,910,863	\$ 2,376,189
Capital assets		133,106	154,115
Total assets		2,043,969	2,530,304
Other liabilities		45,397	53,397
Total liabilities		45,397	53,397
Net position:			
Investment in capital assets		133,106	154,115
Restricted		37,700	37,700
Unrestricted		1,827,766	2,285,092
Total net position	\$	1,998,572	\$ 2,476,907

City of Dania Beach Community Redevelopment Agency
Management's Discussion and Analysis (Unaudited)
September 30, 2025

Current assets for the year ended September 30, 2025 decreased due to transfers in 2025 for Agency initiatives that were delayed.

Governmental activities: Governmental activities for the year ended September 30, 2025 decreased the Agency's net position by \$ 478,335 as reflected in the table below:

	<u>2025</u>	<u>2024</u>
Revenues:		
General revenues:		
Investment income	\$ 46,881	\$ 67,005
Miscellaneous	<u>18,012</u>	<u>161,491</u>
Total revenues	<u>64,893</u>	<u>228,496</u>
Expenses:		
Community redevelopment	<u>1,039,093</u>	<u>1,036,887</u>
Total expenses	<u>1,039,093</u>	<u>1,036,887</u>
Decrease in net position before transfers	(974,200)	(808,391)
Transfers (net)	<u>495,865</u>	<u>1,605,322</u>
Increase (decrease) in net position	(478,335)	796,931
Net position - beginning	<u>2,476,907</u>	<u>1,679,976</u>
Net position - ending	\$ <u><u>1,998,572</u></u>	\$ <u><u>2,476,907</u></u>

General Fund Overview

As of September 30, 2025, the General Fund reported a modest decrease in fund balance of \$457,326. This variance primarily reflects lower revenues and net transfers, along with the strategic postponement of certain redevelopment initiatives originally planned for the year. These deferred initiatives are expected to be incorporated into the upcoming fiscal year's budget, ensuring that resources are allocated effectively to support planned projects while maintaining fiscal responsibility.

Capital Assets

The Agency's investment in capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2025 amount to \$ 133,106, which consists of buildings and improvements, infrastructure, and machinery and equipment.

Agency Budgetary Highlights

Revenues were slightly below projections by \$25,107, primarily due to timing of the sale of Agency-owned property and a modest reduction in investment income returns. Expenditures were significantly under budget by \$1,338,909, largely as a result of strategically deferring several redevelopment initiatives.

Economic Factors and Next Year's Budgets

The City's Community Redevelopment Agency (CRA) continues to advance strategic economic development initiatives aligned with its adopted goals and long-term vision for sustainable growth. The CRA operates without Tax Increment Financing (TIF) and remains primarily funded through transfers from the City's General Fund.

In the upcoming fiscal year, the CRA prioritized redevelopment along its primary commercial corridors, Federal Highway and Dania Beach Boulevard, which serve as key gateways into the City. Efforts focused on corridor revitalization, aesthetic enhancements, pedestrian connectivity, infrastructure improvements, and strategic redevelopment to increase property values and stimulate private investment.

The CRA continues leveraging Dania Beach's proximity to Fort Lauderdale-Hollywood International Airport and Port Everglades to attract and retain marine and aviation related industries, reinforcing sectors that represent core economic strengths for the City.

Collaboration with private developers remains central to the CRA's strategy. The Agency continues working to attract and support mixed-use projects that incorporate affordable and workforce housing alongside market-rate and higher-end residential options to meet diverse community needs. Recent and ongoing developments such as City Place, 101 Dania, Sea View, Ocean View, Oasis Pointe, and Avery Apartments reflect continued momentum in expanding housing opportunities while enhancing the City's tax base and economic vitality.

Support for existing businesses continues through the CRA's Façade Improvement Grant Program, encouraging reinvestment and improved storefront aesthetics, while staff evaluate additional incentive programs aimed at attracting new businesses and diversifying the local economy.

Neighborhood stabilization and quality of life initiatives remain a priority through continued collaboration with Rebuilding Together Broward County to beautify homes and ensure safe living conditions for residents. Additionally, The People's Access To Community Horticulture (PATCH™) urban farm continues to strengthen food security, sustainability, and workforce development by engaging nonprofits, businesses, schools, and volunteers while providing community garden plots and vocational training opportunities for residents.

Investment in the Arts & Entertainment District and the downtown area further positioned Dania Beach as the epicenter of arts, culture, and economic activity. Through public improvements, placemaking initiatives, and targeted business recruitment, the CRA continues fostering a vibrant, walkable environment that attracts residents, visitors, and entrepreneurs.

Through these coordinated redevelopment, housing, business support, and community initiatives, the CRA continues to enhance economic resilience, promote sustainable growth, and strengthen the overall vitality of Dania Beach in the coming fiscal year.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 100 West Dania Beach Boulevard, Dania Beach, FL 33004.

FINANCIAL STATEMENTS

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Statement of Net Position
September 30, 2025

	Governmental Activities
Assets:	
Cash, cash equivalents and investments	\$ 1,868,341
Accrued interest receivable	4,822
Property held for sale	37,700
Capital assets:	
Depreciable (net of accumulated depreciation)	<u>133,106</u>
Total assets	<u>2,043,969</u>
Liabilities:	
Accounts payable and accrued liabilities	45,322
Deposits	<u>75</u>
Total liabilities	<u>45,397</u>
Net Position:	
Investment in capital assets	133,106
Restricted for:	
Property held for sale	37,700
Unrestricted	<u>1,827,766</u>
Total net position	<u>\$ 1,998,572</u>

See accompanying notes to financial statements.

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Statement of Activities
For the Year Ended September 30, 2025

		Program Revenues			Governmental
		Charges for	Operating	Capital	Activities
	Expenses	Services	Grants and	Grants and	Net (Expenses)
			Contributions	Contributions	Revenue and
					Changes in
					Net Position
Functions/Programs:					
Governmental activities:					
Community redevelopment	\$ 1,039,093	\$ -	\$ -	\$ -	\$ (1,039,093)
Total primary government	\$ 1,039,093	\$ -	\$ -	\$ -	(1,039,093)
General revenues:					
Investment income					46,881
Miscellaneous					18,012
Net transfers from City of Dania Beach					495,865
Total general revenues and transfers					560,758
Change in net position					(478,335)
Net position - beginning					2,476,907
Net position - ending					\$ 1,998,572

See accompanying notes to financial statements.

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Balance Sheet - Governmental Fund
September 30, 2025

	<u>General Fund</u>
Assets:	
Cash, cash equivalents and investments	\$ 1,868,341
Accrued interest receivable	4,822
Property held for sale	<u>37,700</u>
Total assets	<u>1,910,863</u>
Liabilities:	
Accounts payable and accrued liabilities	45,322
Deposits	<u>75</u>
Total liabilities	<u>45,397</u>
Fund Balance:	
Restricted for:	
Property held for sale	37,700
Committed to:	
Community redevelopment projects	<u>1,827,766</u>
Total fund balance	<u>1,865,466</u>
Total liabilities and fund balance	\$ <u><u>1,910,863</u></u>

See accompanying notes to financial statements.

**City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Reconciliation of the Balance Sheet of Governmental Fund
to the Statement of Net Position
September 30, 2025**

Fund Balance - Total Governmental Fund	\$ 1,865,466
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Amounts reported for governmental activities in the statement of net position is different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:

Governmental capital assets	\$ 1,715,214	
Less: accumulated depreciation	<u>(1,582,108)</u>	<u>133,106</u>

Net Position of Governmental Activities	\$ <u>1,998,572</u>
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See accompanying notes to financial statements.

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Fund
For the Year Ended September 30, 2025

	<u>General Fund</u>
Revenues:	
Investment income	\$ 46,881
Miscellaneous	<u>18,012</u>
Total revenues	<u>64,893</u>
Expenditures:	
Current:	
Community redevelopment	<u>1,018,084</u>
Total expenditures	<u>1,018,084</u>
Deficiency of revenues under expenditures	<u>(953,191)</u>
Other Financing Sources (Uses):	
Transfers in	1,323,088
Transfers out	<u>(827,223)</u>
Total other financing sources	<u>495,865</u>
Net change in fund balance	(457,326)
Fund Balance - Beginning	<u>2,322,792</u>
Fund Balance - Ending	<u>\$ 1,865,466</u>

See accompanying notes to financial statements.

**City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balance of Governmental Fund to the Statement of Activities
For the Year Ended September 30, 2025**

Net Change In Fund Balance - Total Governmental Fund	\$ (457,326)
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Amount reported for governmental activities in the
statement of activities is different because:

Governmental funds report capital outlays as
expenditures. However, in the statement of activities,
the cost of those assets is depreciated over their
estimated useful lives.

Depreciation expense	<u>(21,009)</u>
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Change in Net Position of Governmental Activities	\$ <u>(478,335)</u>
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See accompanying notes to financial statements.

Note 1 - The Financial Reporting Entity

The City of Dania Beach Community Redevelopment Agency (the "Agency") located in Broward County, Florida, was established after the Board of County Commissioners of Broward County (the "Board"), adopted Resolution No. 2002-275 on March 19, 2002 and subsequently resolution 2002-423 in which a 525 acre area within the City was designated as a limited authority Agency, which acknowledged that a slum or blighted area exists in a geographic area as described by the City of Dania Beach (the "City"), in its finding of necessity for redevelopment in accordance with the provisions of Part III of Chapter 163, Florida Statutes (the "Act") as amended. In 2004, the Agency entered into an interlocal agreement with Broward County which subjected the Agency to the requirement of the County's Redevelopment Capital Program. The Agency Trust Fund was then legally established under City Ordinance 2006-017, in accordance with Florida Statutes Section 163.387, to allow the Agency to partake in the Redevelopment Capital Program. Pursuant to the Resolution, the Board delegated to the City Commission the authority to exercise the redevelopment power conferred upon the Board within the Redevelopment Area in accordance with the Act, to enable the City Commission to declare the need to create and delegate power to the Agency. The County does not provide any funding to the Agency which is funded entirely through Non-Ad Valorem Appropriations. In 2008, the Agency area was expanded by 824 acres for a total of 1,349 acres under Resolution 2008-185 of the City Commission and subsequently incorporated into the inter-local agreement with the County due to the existence of an additional blighted area. The Dania Beach Commission acts as the Agency Executive Board and is governed and operated under the rules and procedures of the City Commission.

As defined by accounting principles generally accepted in the United States of America ("U.S. GAAP"), the financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Based upon the application of these criteria, the Agency was evaluated and determined to be a component unit of the City of Dania Beach, Florida. Although it is legally separate from the City, the Agency's sole purpose is to finance and redevelop the City's designated redevelopment areas and is considered evidence of the City's obligation to provide continuing financial support to the Agency. Consequently, the Agency is reported in the City of Dania Beach's financial statements using the blended method.

Additionally, as a result of evaluating the above criteria, management has determined that no component units exist for which the Agency is financially accountable and which would require their inclusion in the Agency's basic financial statements.

Note 2 - Summary of Significant Accounting Policies

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

Basis of presentation: The Agency's basic financial statements include both government-wide (reporting the Agency as a whole) and fund financial statements (reporting the Agency's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. All of the Agency's activities are classified as governmental activities.

Note 2 - Summary of Significant Accounting Policies (continued)

Financial statements - government-wide statements: In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations, when and if applicable.

The government-wide statement of activities reports both the gross and net cost of each of the Agency's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. Taxes (if any) and other items not properly included among program revenues are reported instead as general revenues.

Financial statements - fund financial statements: The fund financial statements provide information about the Agency's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column.

The Agency has one major governmental fund:

General Fund - To account for proceeds and disbursements associated with the acquisition of property or establishment of community development programs within the designated redevelopment area.

Measurement focus and basis of accounting: The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are 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 Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures and claims and judgments are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Note 2 - Summary of Significant Accounting Policies (continued)

Intergovernmental revenues 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. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the Agency.

Budget: A budget is adopted for the Agency fund on an annual basis. The level of control at which the expenditures may not exceed budget is at the major category level. Amendments to budgeted expenditures must be approved by the Board.

The Agency follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Each year the Agency Manager submits to the Board a proposed operating budget for the fiscal year commencing the following October 1.
- b. Two public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally enacted through passage of a resolution and adopted by the Board.
- d. The budget is adopted on a basis consistent with U.S. GAAP.

Deposits and investments: Cash and cash equivalents are considered to be demand deposits, money market accounts and other short-term investments with original maturities of three months or less from the date of acquisition.

Investments for the Agency are generally carried at estimated fair value, which is based on quoted market prices and other pricing models. Unrealized gains and losses in estimated fair value are recognized.

Due to/from primary government: During the course of operations, transactions occur which result in amounts owed to a particular fund by another fund at the primary government, other than for goods provided or services rendered. These amounts are due within a year.

Capital assets: Capital assets, which include furniture, fixtures and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$ 5,000 and an estimated useful life in excess of one year. All assets are depreciated using the straight-line method of depreciation. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are reported at acquisition value at the date of acquisition.

The cost of normal maintenance and repair that does not add to the value of the asset or materially extend asset life is not capitalized. The estimated useful lives of the Agency's capital assets are as follows:

Buildings and improvements	10-40 years
Machinery and equipment	3-10 years
Infrastructure	20-30 years

Note 2 - Summary of Significant Accounting Policies (continued)

Net position/fund balance: Net position in the government-wide financial statements is categorized as net investment in capital assets; restricted or unrestricted. Net investment in capital assets is the difference between the cost of capital assets, less accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets plus unspent debt proceeds.

Restricted net position consists of net position with constraints placed on their use by external parties (creditors, grantors, contributors, or laws or regulations of other governments) or imposed by law through constitutional provisions or enabling legislation. Unrestricted indicates that portion of net position that does not meet the definition of the other two categories. When both restricted and unrestricted resources are available for use, it is the Agency's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

This statement requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The Agency classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed.

Assigned: This classification includes amounts that are constrained by the Agency's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the Agency Manager through the budgetary process. This classification also includes the remaining positive fund balance for all of the Agency's governmental funds.

Unassigned: This classification includes the residual fund balance for the General Fund.

The Agency would typically use restricted fund balances first, followed by committed fund balances, and then assigned fund balances.

Note 2 - Summary of Significant Accounting Policies (continued)

Deferred outflows of resources and inflows of resources: In addition to assets, the statement of net position will periodically report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Agency did not have any deferred outflows of resources as of September 30, 2025.

In addition to liabilities, the statement of net position will periodically report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency did not have any deferred inflows of resources as of September 30, 2025.

Property held for sale: The property held for sale represents land purchased by the Agency for redevelopment purposes. The property is reported at the lower of historical cost or net realizable value.

Use of estimates: The presentation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Date of management review: Subsequent events have been evaluated by management through May 8, 2026, which is the date the financial statements were available to be issued.

Note 3 - Deposits and Investments

The Agency maintains a cash and investment pool that is available for use by all funds to facilitate the cash management and investment process. Each fund's portion of this pool is included on the statement of net position as "Cash, cash equivalents and investments."

In addition to insurance provided by the Federal Depositary Insurance Corporation, all deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. As of September 30, 2025, approximately \$ 628,133 was exposed to custodial credit risk because it was uninsured and collateralized by securities held by the pledging institution.

The Agency invests surplus funds in an external investment pool, the Local Government Surplus Funds Trust Fund (the "Florida PRIME"). The Florida PRIME is administered by the Florida State Board of Administration ("SBA"), who provides regulatory oversight. The Florida PRIME has adopted operating procedures consistent with the requirement for a 2a7-like fund. The Agency's investment in the Florida PRIME is reported at amortized cost. The fair value of the position in the pool is equal to the value of the pool shares.

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Notes to Financial Statements
September 30, 2025

Note 3 - Deposits and Investments (continued)

Deposits and investments as of September 30, 2025 were as follows:

	Cash	Cash Equivalents	Investments	Total
Cash, cash equivalents and investments	\$ <u>897,384</u>	\$ <u>555,195</u>	\$ <u>415,762</u>	\$ <u>1,868,341</u>

As of September 30, 2025, the Agency's investment maturities and credit ratings were as follows:

	Market Value	Investment Maturities (in years)		S&P Credit Rating
		Less than 1	Greater than 1	
FLCLASS	\$ 186,604	\$ 186,604	\$ -	AAAm
Florida Prime	<u>229,158</u>	<u>229,158</u>	<u>-</u>	AAAm
	\$ <u>415,762</u>	\$ <u>415,762</u>	\$ <u>-</u>	

Interest rate risk: The dollar weighted average days to maturity (WAM) of Florida PRIME and FLCLASS at September 30, 2025 is 47 and 42 days, respectively. Next interest rate reset dates for floating rate securities are used in the calculation of the WAM. The weighted average life (WAL) of Florida PRIME and FLCLASS at September 30, 2025 is 73 and 85 days, respectively.

Credit risk: The Agency's investment policy limits risk by restricting authorized investments to the following: Florida Local Government Surplus Trust Funds (Florida PRIME), direct obligations of the United States or its agencies and instrumentalities, interest bearing time deposits or savings accounts, repurchase agreements, commercial paper, bankers' acceptances, state and/or local government taxable and/or tax-exempt debt, mutual funds and intergovernmental investment pools.

Custodial credit risk: For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the Agency's deposits or investments are subject to custodial credit.

Foreign currency risk: Florida PRIME and FLCLASS were not exposed to any foreign currency risk during the fiscal year ended September 30, 2025.

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Notes to Financial Statements
September 30, 2025

Note 4 - Deposits and Withdrawals

As required by Florida Statute Section 163.387(8), additional description of Agency financial information during fiscal year 2025 is as follows:

Sources of deposits:		
Miscellaneous	\$	18,012
Investment earnings		46,881
Transfers in		<u>1,323,088</u>
Total sources	\$	<u><u>1,387,981</u></u>
Purpose of withdrawals:		
Administrative	\$	486,737
Professional services		269,758
Operations		261,589
Transfers out		<u>827,223</u>
Total withdrawals	\$	<u><u>1,845,307</u></u>

Note 5 - Capital Assets

Capital asset activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, being depreciated:				
Buildings and improvements	\$ 1,602,576	\$ -	\$ -	\$ 1,602,576
Infrastructure	5,555	-	-	5,555
Machinery and equipment	<u>107,083</u>	<u>-</u>	<u>-</u>	<u>107,083</u>
Total capital assets, being depreciated	<u>1,715,214</u>	<u>-</u>	<u>-</u>	<u>1,715,214</u>
Less accumulated depreciation for:				
Buildings and improvements	(1,472,434)	(13,153)	-	(1,485,587)
Infrastructure	(5,555)	-	-	(5,555)
Machinery and equipment	<u>(83,110)</u>	<u>(7,856)</u>	<u>-</u>	<u>(90,966)</u>
Total accumulated depreciation	<u>(1,561,099)</u>	<u>(21,009)</u>	<u>-</u>	<u>(1,582,108)</u>
Total capital assets, being depreciated, net	<u>154,115</u>	<u>(21,009)</u>	<u>-</u>	<u>133,106</u>
Governmental activities capital assets, net	<u>\$ 154,115</u>	<u>\$ (21,009)</u>	<u>\$ -</u>	<u>\$ 133,106</u>

Note 5 - Capital Assets (continued)

Provision for depreciation was charged to functions as follows:

Governmental activities:		
Community redevelopment	\$	21,009

Note 6 - Risk Management

The Agency is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions and natural disasters for which the Agency carries property and liability insurance. The Agency has not had any significant reduction in insurance coverage, and the amounts of insurance settlements have not exceeded the insurance coverage for any of the last three years.

Note 7 - Transfers In/Out

Transfers in of \$ 1,323,088 represent contributions from the primary government. Transfers out of \$ 827,223 represent amounts paid by the Agency to the primary government for various administrative services provided by the primary government.

Note 8 - Encumbrances

Encumbrance accounting is utilized to the extent necessary to assure budgetary control and accountability and to facilitate effective cash planning and control. At year end, the amount of encumbrances expected to be honored upon performance by vendors in the next year were as follows:

		Amount Encumbered
Community Redevelopment Agency Fund	\$	<u>184,622</u>

REQUIRED SUPPLEMENTARY INFORMATION

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	With Final Budget
Revenues:				
Investment income	\$ 40,000	\$ 40,000	\$ 46,881	\$ 6,881
Miscellaneous	50,000	50,000	18,012	(31,988)
Total revenues	90,000	90,000	64,893	(25,107)
Expenditures:				
Community redevelopment	2,182,666	2,356,993	1,018,084	1,338,909
Total expenditures	2,182,666	2,356,993	1,018,084	1,338,909
Deficiency of revenues under expenditures	(2,092,666)	(2,266,993)	(953,191)	1,313,802
Other Financing Sources (Uses):				
Transfers in	2,919,889	3,094,216	1,323,088	(1,771,128)
Transfers out	(827,223)	(827,223)	(827,223)	-
Total other financing sources	2,092,666	2,266,993	495,865	(1,771,128)
Net change in fund balance	\$ -	\$ -	\$ (457,326)	\$ (457,326)

INTERNAL CONTROLS AND COMPLIANCE

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

To the Community Redevelopment Agency Board
City of Dania Beach Community Redevelopment Agency
Dania Beach, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of the City of Dania Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Dania Beach, Florida, as of and for the year ended September 30, 2025 and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated May 8, 2026.

Report on Internal Control over Financial Reporting

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

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

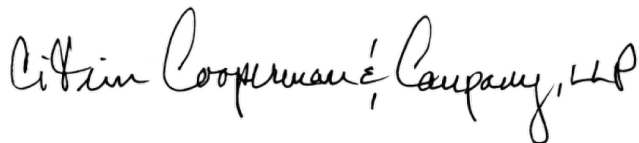
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free 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 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.



Fort Lauderdale, Florida
May 8, 2026

**MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES
OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Community Redevelopment Agency Board
City of Dania Beach Community Redevelopment Agency
Dania Beach, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of the City of Dania Beach Community Redevelopment Agency (a component unit of the City of Dania Beach, Florida) (the "Agency"), as of and for the year ended September 30, 2025, and have issued our report thereon dated May 8, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated May 8, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The City of Dania Beach Community Redevelopment Agency (a component unit of the City of Dania Beach, Florida) was established as authorized in Florida Statute, Chapter 163, Part III, as amended. The City of Dania Beach Community Redevelopment Agency was authorized under Resolution No. 2002-275. The Agency does not have any component units.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, requires 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 the review of financial information provided by the same.

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the Agency is required to include 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.

As required by Section 10.554(1)(i)6.b., *Rules of the Auditor General*, if a PACE program was operating within the geographical areas of the Agency, a list of all program administrators and third-party administrators that administered the program can be found here:

- <https://www.broward.org/Sustainability/Pages/PACE.aspx>

As required by Section 10.554(1)(i)6.c., *Rules of the Auditor General*, if a PACE program was operating within the geographical areas of the Agency, the full names and contact information of each such program administrator and third-party administrators can be found here:

- https://www.broward.org/Sustainability/Documents/PACEProviderList_2025.pdf

Specific Information

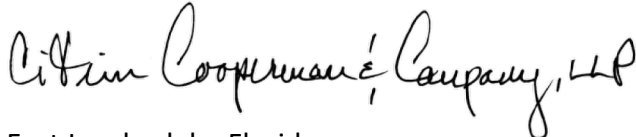
As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, the Agency is required to report certain specific information, as the Agency is a dependent special district of the City of Dania Beach, Florida. This information can be found in the City of Dania Beach, Florida's, Annual Comprehensive Financial Report for the year ended September 30, 2025.

Additional Matters

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

Purpose of this Letter

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



Fort Lauderdale, Florida
May 8, 2026



Citrin Cooperman & Company, LLP
Certified Public Accountants

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**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES AND SECTIONS 163.387(6)
AND 163.387(7), FLORIDA STATUTES**

To the Community Redevelopment Agency Board
City of Dania Beach Community Redevelopment Agency
Dania Beach, Florida

We have examined the City of Dania Beach Community Redevelopment Agency's (the "Agency"), a component unit of the City of Dania Beach, Florida, compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies* and Sections 163.387(6) and (7), Florida Statutes, *Redevelopment Trust Fund*, the ("specified requirements") during the year ended September 30, 2025. Management is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements 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 specific requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the Agency and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination 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 the specified requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the State of Florida Auditor General, the Agency Board and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Citrin Cooperman & Company, LLP".

Fort Lauderdale, Florida
May 8, 2026