

**ORANGE BLOSSOM TRAIL COMMUNITY REDEVELOPMENT AGENCY**

**A Component Unit of Orange County, Florida**

**FINANCIAL STATEMENTS**

**And Report of Independent Auditor**

**for the year ended September 30, 2021**

**ORANGE BLOSSOM TRAIL COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of Orange County, Florida)**  
**FINANCIAL STATEMENTS**  
**for the year ended September 30, 2021**

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## **Report of Independent Auditor**

To the Board of Directors of Orange Blossom Trail  
Community Redevelopment Agency  
Orlando, Florida

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the General Fund of the Orange Blossom Trail Redevelopment Agency (the "Agency"), a component unit of Orange County, Florida, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the General Fund of the Agency, as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the schedule of revenues, expenditures, and changes in fund balance – budget and actual 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 inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, 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 March 29, 2022, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Cheryl Behart" followed by a small flourish.

Orlando, Florida  
March 29, 2022

## **Management's Discussion and Analysis**

The Orange Blossom Trail Community Redevelopment Area's (CRA) discussion and analysis offers readers of the CRA's financial statements a narrative overview and analysis of the financial activity for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that has been furnished in the financial statements and notes to the financial statements.

The CRA is a component unit of Orange County, Florida, (County) and the financial information detailed in this report is also contained in the Orange County, Florida Annual Comprehensive Financial Report.

### **Financial Highlights**

- The CRA's assets exceeded its liabilities at September 30, 2021 by \$1.9 million (fund balance / net position). All of this amount is restricted as the funds are to be used solely for revitalization projects located within the boundaries of the CRA.
- The CRA's total fund balance / net position increased by \$747 thousand, compared to the previous year's amount.

### **Overview of the Financial Statements**

Management's discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The basic financial statements consist of fund financial statements and notes to the financial statements that provide more detail regarding information in the financial statements.

### **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. Like other local governments, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental fund financial statements focus on how money flows in and out of the fund and the balances left at year-end that are available for spending. For purposes of the CRA, the governmental fund financial statements are those of its General Fund. This fund is reported on the modified accrual basis of accounting, which recognizes revenues when they are measurable and available, and expenditures are recognized in the period in which the related liability is incurred, if measurable. Information in the fund financial statements provide a short-term view of the CRA's financial operations. Because of the nature of the CRA's activities, there are no differences between the modified accrual basis of accounting at the fund level and the accrual basis at the government-wide level.

Continued

Capital assets resulting from the CRA's expenditures are owned by the County and, therefore, are recorded on the books and records of the County. Accordingly, the CRA does not have any long-term assets.

An annual budget is adopted for the CRA and a budget comparison schedule is located on page 13 to demonstrate compliance with the budget.

### Financial Analysis

The balance sheet / statement of net position may serve over time as a useful indicator of the CRA's financial position. The fund balance / net position, or the difference between assets and liabilities, is one indicator which can be used to determine if the CRA's financial position is improving or deteriorating. For Fiscal Year 2021, the CRA's assets exceeded liabilities by \$1.9 million, representing an increase in total fund balance / net position for the year amounting to \$747 thousand.

The table below presents a summary of the CRA's fund balance / net position over the last two fiscal years:

<b>Fund Balance / Net Position</b>				
<b>(in thousands)</b>				
	<u>2021</u>	<u>2020</u>	<u>Dollar</u> <u>Change</u>	<u>Percent</u> <u>Change</u>
<b>Assets:</b>				
Current and other assets	\$ 1,961	\$ 1,209	\$ 752	62.2%
Total assets	<u>1,961</u>	<u>1,209</u>	<u>752</u>	62.2%
<b>Liabilities:</b>				
Current liabilities	<u>19</u>	<u>14</u>	<u>5</u>	35.7%
Total liabilities	<u>19</u>	<u>14</u>	<u>5</u>	35.7%
<b>Fund balance / net position:</b>				
Restricted	<u>1,942</u>	<u>1,195</u>	<u>747</u>	62.5%
Total fund balance / net position	<u>\$ 1,942</u>	<u>\$ 1,195</u>	<u>\$ 747</u>	62.5%

Current assets is comprised of cash and cash equivalents, along with accrued interest earned. Fund balance / net position increased during Fiscal Year 2021 as a result of an increase in tax incremental revenue offset by an increase in contractual service expenditures.

Continued

The changes in fund balance / net position displayed below shows the activities during the previous two fiscal years. The change in fund balance / net position for each year represents the extent to which revenues exceeded expenditures / expenses during the year.

**Revenues and Expenditures / Expenses  
and Changes in Fund Balance / Net Position  
(in thousands)**

	<u>2021</u>	<u>2020</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Revenues:				
Tax increment	\$ 1,038	\$ 729	\$ 309	42.4%
Interest	5	25	(20)	-80.0%
Total revenues	<u>1,043</u>	<u>754</u>	<u>289</u>	38.3%
Expenditures / expenses:				
Transportation	<u>296</u>	<u>296</u>	-	0.0%
Total expenditures / expenses	<u>296</u>	<u>296</u>	-	0.0%
Change in fund balance / net position	<u>747</u>	<u>458</u>	<u>289</u>	63.1%
Fund balance / net position, beginning of year	<u>1,195</u>	<u>737</u>	<u>458</u>	62.1%
Fund balance / net position, end of year	<u>\$ 1,942</u>	<u>\$ 1,195</u>	<u>\$ 747</u>	62.5%

The CRA is primarily financed through a combination of the countywide and City of Orlando's millage assessed on the taxable value of the property located within the Orange Blossom Trail area. As the taxable value increased in Fiscal Year 2021, the portion allocated to the CRA also increased. This resulted in an increase in tax increment revenues over the prior fiscal year.

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## **Economic Factors and Next Year's Budgets**

As noted above, the CRA is primarily financed through a portion of the countywide and City of Orlando millage assessment. For the next fiscal year, the taxable value of property located within the Orange Blossom Trail area has increased by approximately 8.83%, which will result in an increase in the net incremental revenue allocated to the CRA in Fiscal Year 2022.

The CRA continues to work on addressing policies and procedures that will allow for more affordable housing projects within the Orange Blossom Trail area. Work also continues on encouraging more infrastructure improvements as well as transitioning government-owned properties to commercial development to provide jobs and stimulate the local economy. Efforts are underway to adopt an updated CRA plan to expand housing options. The plan includes a project to repurpose land for the construction of a makerspace that would include a multipurpose collaborative industrial street. Installation of new LED light fixtures along the roadway is ongoing and is expected to reduce current maintenance costs and provide enhanced pedestrian and vehicular safety.

## **Requests for Information**

This financial report is designed to provide a general overview of the Orange Blossom Trail CRA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Phil Diamond, County Comptroller, Post Office Box 38, Orlando, Florida 32802-0038.

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## **FINANCIAL STATEMENTS**

**Orange Blossom Trail  
 Community Redevelopment Area  
 (A Component Unit of Orange County, Florida)  
 Balance Sheet - General Fund /  
 Statement of Net Position  
 September 30, 2021**

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ASSETS

Cash and cash equivalents	\$	1,956,704
Accrued interest receivable		<u>5,052</u>
Total assets	\$	<u><u>1,961,756</u></u>

LIABILITIES AND FUND BALANCE / NET POSITION

Liabilities:		
Accounts payable	\$	<u>19,155</u>
Total liabilities		<u>19,155</u>
Fund balance / net position:		
Restricted		<u>1,942,601</u>
Total fund balance / net position		<u>1,942,601</u>
Total liabilities and fund balance / net position	\$	<u><u>1,961,756</u></u>

See accompanying notes to financial statements.

**Orange Blossom Trail**  
**Community Redevelopment Agency**  
**(A Component Unit of Orange County, Florida)**  
**Statement of Revenues, Expenditures**  
**and Changes in Fund Balance /**  
**Statement of Activities**  
**for the year ended September 30, 2021**

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General revenues:	
County tax increment	\$ 559,985
City of Orlando tax increment	477,781
Interest income	<u>5,341</u>
Total general revenues	<u>1,043,107</u>
Expenditures / expenses:	
Transportation	<u>296,139</u>
Total expenditures / expenses	<u>296,139</u>
Change in fund balance / net position	746,968
Fund balance / net position, October 1, 2020	<u>1,195,633</u>
Fund balance / net position, September 30, 2021	<u><u>\$ 1,942,601</u></u>

See accompanying notes to financial statements.

**ORANGE BLOSSOM TRAIL COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of Orange County, Florida)**  
**NOTES TO FINANCIAL STATEMENTS**  
**for the year ended September 30, 2021**

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**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Orange Blossom Trail Community Redevelopment Agency (CRA) is a blended component unit of Orange County, Florida (County), established pursuant to Resolution No. 90-M-23 of the Board of County Commissioners (Board). Blended component units are legally separate entities that are in substance part of the County's operations, as they either have governing bodies that are substantively the same as the Board and there is a financial benefit or burden relationship between the Board and the component unit, or they provide their services exclusively or almost exclusively to the County. The CRA serves to renew economic interest and improve the commercial diversity and viability of a redevelopment area adjacent to Orange Blossom Trail. The governing body of the CRA is the Board of County Commissioners, which provides substantial funding of operations. The County is obligated to pay the CRA from its current year ad valorem tax increment related to taxable property improvements made since the designated "base year".

Effective for Fiscal Year 2020, the State of Florida Legislature enacted Chapter 2019-163, Laws of Florida, which amended section 163.387(8), Florida Statutes, to require each CRA that has revenues or a total of expenditures and expenses in excess of \$100,000, to have performed a separate audit. In accordance with Florida Auditor General Rule 10.557(3), the CRA audit report must include basic financial statements, notes to the financial statements, and management's discussion and analysis and other required supplementary information.

The following is a summary of the significant accounting principles and policies used in the preparation of the accompanying financial statements.

Basis of Accounting and Financial Statement Presentation:

The accounting records of the CRA are organized on the basis of funds as prescribed by accounting principles generally accepted in the United States of America (GAAP) applicable to governments as established by the Governmental Accounting Standards Board (GASB). Operations are accounted for within a separate fund with a set of self-balancing accounts recording cash and other financial resources, together with related liabilities, fund balance, revenues and expenditures. The major fund of the CRA is the General Fund.

The CRA's financial statements are prepared in accordance with Section 218.39(2), Florida Statutes, and Chapter 10.550, *Rules of the Auditor General - Local Governmental Entity Audits*. The government-wide financial statements use the accrual basis of accounting to determine results of activities and financial position. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized when incurred. The fund-level accounts are maintained on the modified accrual basis of accounting. Under this basis, expenditures are recorded at the time liabilities are incurred and revenues are recorded when they are considered both measurable and available and as such, susceptible to accrual. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Because of the nature of the CRA' activities, and

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**ORANGE BLOSSOM TRAIL COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of Orange County, Florida)**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**for the year ended September 30, 2021**

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**A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued**

ownership of the capital assets by the County, there are no differences in amounts recorded between the modified accrual basis of accounting and the accrual basis of accounting.

Cash Equivalents:

All funds of the CRA are invested with the Board's investment pool, which consists of the Board's investments and includes the component unit community redevelopment agencies. There are no restrictions on the CRA's ability to withdraw funds from the Board's pool, so all amounts are considered cash equivalents. Cash equivalents are stated at fair value, based on the CRA's investment portion of the fair value of the Board's pooled investments. The Board's investment pool is not rated.

Use of Estimates:

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Property Tax Revenues:

Ad valorem property taxes levied in September 2021 are for the purpose of the financing the budget of the 2022 fiscal year. Property tax revenues recognized for the 2021 fiscal year were levied in September 2020. Virtually all unpaid taxes are collected via the sale of tax certificates prior to fiscal year end; thus there is no receivable reported for property taxes in the financial statements.

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**ORANGE BLOSSOM TRAIL COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of Orange County, Florida)**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**for the year ended September 30, 2021**

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**B. SOURCES AND USES OF FUNDS**

As explained in Note A, the Orange Blossom Trail Redevelopment Agency is a blended component unit of the County and is presented as a nonmajor special revenue fund in the County's Annual Comprehensive Financial Report. As required by State statute, additional information regarding CRA financial activity during Fiscal Year 2021 is as follows:

Source of Deposits

County tax increment	\$ 559,985
City of Orlando tax increment	477,781
Interest income	<u>13,468</u>
Total deposits	<u>\$ 1,051,234</u>

Purpose of Withdrawals

CRA administration	\$ 188,297
Residential and commercial development	46,063
Roadway improvements	54,765
Neighborhood enhancements	<u>1,738</u>
Total withdrawals	<u>\$ 290,863</u>

Note: The above activity is reported on a cash basis.

CRA Indebtedness

The CRA does not have pledged incremental revenues and has not incurred any debt to carry out its activities.

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**ORANGE BLOSSOM TRAIL COMMUNITY REDEVELOPMENT AGENCY**  
**(A Component Unit of Orange County, Florida)**  
**NOTES TO FINANCIAL STATEMENTS, Continued**  
**for the year ended September 30, 2021**

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**C. BUDGETARY LEGAL COMPLIANCE**

The CRA budgets are prepared in accordance with GAAP. Certain supplemental appropriations were provided in the fiscal year. For the fiscal year ended September 30, 2021, no excess of expenditures over appropriations at the legal level of budgetary control occurred.

**D. RELATED PARTY TRANSACTIONS**

For the fiscal year ended September 30, 2021, the CRA reported no expenditures related to the purchase or construction of capital assets. Capital assets purchased or constructed using CRA funding are held in the name of the County.

**REQUIRED SUPPLEMENTARY INFORMATION**



**Orange Blossom Trail  
Community Redevelopment Agency  
(A Component Unit of Orange County, Florida)  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL  
for the year ended September 30, 2021**

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues:</b>				
County tax increment	\$ 536,269	\$ 536,269	\$ 559,985	\$ 23,716
City of Orlando tax increment	457,559	457,559	477,781	20,222
Interest income	-	-	5,341	5,341
Less statutory deduction	(22,878)	(22,878)	-	22,878
<b>Total revenues</b>	<b>970,950</b>	<b>970,950</b>	<b>1,043,107</b>	<b>72,157</b>
<b>Expenditures:</b>				
<b>Current:</b>				
Transportation	1,539,948	2,166,583	296,139	1,870,444
<b>Total expenditures</b>	<b>1,539,948</b>	<b>2,166,583</b>	<b>296,139</b>	<b>1,870,444</b>
Excess (deficiency) of revenues over (under) expenditures	(568,998)	(1,195,633)	746,968	1,942,601
Net change in fund balances	(568,998)	(1,195,633)	746,968	1,942,601
Fund balance, October 1, 2020	568,998	1,195,633	1,195,633	-
Fund balance, September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,942,601</u>	<u>\$ 1,942,601</u>

**SUPPLEMENTARY REPORTS OF INDEPENDENT AUDITOR**

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

To the Board of Directors of Orange Blossom Trail  
Community Redevelopment Agency  
Orlando, Florida

We have audited, 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, the financial statements of the governmental activities and the General Fund of the Orange Blossom Trail Community Redevelopment Agency (the "Agency"), a component unit of Orange County, Florida, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 29, 2022.

**Internal Control over Financial Reporting**

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

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

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

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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 cursive script that reads "Cheryl Bohart CPA".

Orlando, Florida  
March 29, 2022

## **Independent Auditor's Management Letter**

To the Board of Directors of Orange Blossom Trail  
Community Redevelopment Agency  
Orlando, Florida

### **Report of the Financial Statements**

We have audited the financial statements of the Orange Blossom Trail Community Redevelopment Agency (the "Agency"), a component unit of Orange County, Florida, as of and for the year ended September 30, 2021, and have issued our report thereon dated March 29, 2022.

### **Auditor's Responsibility**

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

### **Other Reporting Requirements**

We have issued our Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Report of Independent Accountant on Compliance with Local Government Investment Policies and Community Redevelopment Agency Requirements. Disclosures in those reports, which are dated March 29, 2022, 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. No findings or recommendations were 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. Such disclosure is included in the notes to the financial statements. There were no component units related to the Agency.

### **Financial Condition and Management**

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

**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 Orange Blossom Trail Community Redevelopment Agency, a discretely presented component unit of Orange County, Florida, reported:

- a. The total number Agency employees compensated in the last pay period of the Agency's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year as one.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$327,824.12.
- e. Each construction project with a total cost of at least \$65,000 approved by the County 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 zero.
- 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 County amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$626,635.

We provide no assurance regarding the information presented above since it was not subjected to auditing procedures.

**Additional Matters**

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

**Purpose of this Letter**

The purpose of this management letter is to communicate certain matters prescribed by Chapter 10.550, Rules of the Auditor General. Accordingly, this management letter is not suitable for any other purpose.



Orlando, Florida  
March 29, 2022

**Report of Independent Accountant on Compliance with  
Local Government Investment Policies and Community  
Redevelopment Agency Requirements**

To the Board of Directors of Orange Blossom Trail  
Community Redevelopment Agency  
Orlando, Florida

We have examined the Orange Blossom Trail Community Redevelopment Agency's (the "Agency") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2021. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance 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 specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

In our opinion, the Agency complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2021.

The purpose of this report is to comply with the audit requirements of Sections 218.415 and 163.387, Florida Statutes, and Rules of the Auditor General.

*Cherry Bekaert LLP*

Orlando, Florida  
March 29, 2022