

**CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Miami, Florida)

Basic Financial Statements

September 30, 2005

(With Independent Auditors' Report Thereon)

**CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)**

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**Independent Auditors' Report**

The Board of Directors  
City of Miami Southeast Overtown  
Park West Redevelopment Agency:

We have audited the accompanying basic financial statements of the governmental activities and each major fund of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency), a component unit of the City of Miami, Florida (the City), as of and for the year ended September 30, 2005, which collectively comprise the Agency's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the Agency's management. 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 of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2005, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As more fully discussed in Note 1, the Agency has adopted Governmental Accounting Standards Board Statement No. 46, *Net Assets Restricted by Enabling Legislation*, as of October 1, 2004.

In accordance with *Government Auditing Standards*, we have issued our report dated November 17, 2005 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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 2 through 7 and the budgetary comparison information on pages 20 through 22 are not a required part of the basic financial statements but are supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

*Sanson, Kline, Jacomino & Company, LLP*

November 17, 2005

**CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY**  
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Management's Discussion and Analysis

September 30, 2005

This section of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency) financial statements presents management's analysis of the financial performance for the fiscal year ended September 30, 2005. This discussion addresses whether or not the Agency as a whole is better off or worse off as a result of this year's activities.

**Overview**

The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the Agency, pursuant to the redevelopment plans of the Agency for new residential and commercial activity in the Southeast Overtown area.

The Agency's primary source of revenue is tax-increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations.

Further, the Agency's policy is set by a board of directors comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City; and its management plan is executed by a small professional staff led by its executive director.

**Financial Highlights**

The assets of the Agency exceeded its liabilities at the close of its most recent fiscal year by \$15,271,073. Of this amount, \$4,646,977 was invested in capital assets net of related debt, \$1,312,127 was restricted for debt service, \$2,738,202 was restricted for capital projects, and \$4,475,427 was restricted by enabling legislation. This resulted in an excess of \$2,204,441 (unrestricted net assets) available to meet the Agency's obligations to citizens in the Southeast Overtown area.

At the close of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of \$8,987,176, an increase of \$1,811,810 in comparison with the prior year.

**Overview to 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
- Notes to the basic financial statements

In addition, the Agency reports, as required supplementary information, a budget to actual comparison and notes to the required supplementary information.

**Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business (i.e. economic resources and measurement focus).

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The statement of net assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, 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 may be found on pages 8 and 9 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, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the Agency are categorized as governmental funds.

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 expendable resources, as well as on balances of expendable 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 so, 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 Agency maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Special Revenue Fund, Debt Service Fund and Capital Projects Fund.

The basic governmental fund financial statements can be found on pages 10 and 11 of this report.

**Notes to the Basic Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 12 to 19 of this report.

**Budgetary Highlights**

The Agency adopts an annual budget on an individual fund basis. Budgetary comparison schedules have been provided for the General Fund and Special Revenue Fund to demonstrate compliance with the budget on pages 20 and 21, respectively, of this report.

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The following is a brief review of the variances from the final budget to actual amounts for the General Fund (please see budget to actual comparison on page 20):

- The change in final budget to actual for tax increment revenues and intergovernmental revenues was a result of the use of the budget carryover from fiscal year 2004 for the funding of the administrative expenditures in fiscal year 2005.

The following is a brief review of the variances from the final budget to actual amounts for the Special Revenue Fund (please see budget to actual comparison on page 21):

- The change in final budget to actual for community redevelopment was a result of redevelopment projects planned to commence during the fiscal year, but either did not commence or were not completed as planned.
- The change in final budget to actual for sale of capital assets was a result of properties intended to be sold during the fiscal year, but either did not take place or is still in the process as of the end of the fiscal year.

### Financial Analysis

#### **Government-wide Analysis**

Our analysis of the financial statements of the Agency begins below. The Statement of Net Assets and the Statement of Activities report information about the Agency's activities that will help answer questions about the position of the Agency. A comparative analysis is shown below.

A summary of the Agency's net assets is presented in Table A-1 and a summary of changes in net assets is presented in Table A-2.

**Table A-1**  
**Summary of Net Assets**

	<u>Fiscal Year 2005</u>	<u>Fiscal Year 2004</u>
Current assets	\$ 9,224,652	\$ 7,637,151
Non-current assets	2,100,000	
Capital assets, net	<u>8,835,841</u>	<u>10,715,547</u>
Total assets	<u>20,160,493</u>	<u>18,352,698</u>
Current liabilities	237,476	606,785
Non-current liabilities	<u>4,627,301</u>	<u>4,484,534</u>
Total liabilities	<u>4,864,777</u>	<u>5,091,319</u>
Investment in capital assets, net of related debt	4,646,977	6,526,683
Restricted	8,444,298	809,458
Unrestricted	<u>2,204,441</u>	<u>5,925,238</u>
Total net assets	<u>\$15,295,716</u>	<u>\$13,261,379</u>

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- Non-current assets increased in the current year as a result of a receivable on the sale of certain land, which coincides with the decrease in capital assets.
- A portion of the Agency's net assets (\$4,646,977) reflects its investment in capital assets (e.g. furniture and equipment, infrastructure and land), less any related outstanding debt used to acquire those assets. These assets are not available for future spending.
- Another portion of the Agency's net assets (\$8,444,298) represents resources that are subject to external restrictions on how they may be used.
- The remaining portion of the Agency's net assets (\$2,204,441) represents resources that are unrestricted and available for any lawful use by the Agency.

**Table A-2**  
***Summary of Changes in Net Assets***

	<u>Fiscal Year</u> <u>2005</u>	<u>Fiscal Year</u> <u>2004</u>
<b>Revenues:</b>		
Intergovernmental:		
Operating	\$ 600,000	\$ 739,143
Charges for services:		
Rental income	9,025	6,782
Parking fees	29,867	17,637
General revenues:		
Tax increment revenues	2,816,788	2,470,340
Contribution from primary government	767,572	659,388
Interest revenue	116,493	121,926
Gain on sale of land	<u>1,080,989</u>	-
Total revenues	<u>5,420,734</u>	<u>4,015,216</u>
<b>Expenses:</b>		
General government	1,290,170	1,787,018
Community redevelopment	1,885,427	2,287,500
Interest on long-term debt	<u>210,800</u>	<u>222,275</u>
Total expenses	<u>3,386,397</u>	<u>4,296,793</u>
Change in net assets	2,034,337	(281,577)
Net assets, beginning of year	<u>13,261,379</u>	<u>13,542,956</u>
Net assets, end of year	<u>\$15,295,716</u>	<u>\$13,261,379</u>

- Gain on sale of capital assets was a result of the sale of property to Bayview Towers Associates, LLC during the current fiscal year.
- General government and community redevelopment expenses decreased from the prior year as a result of redevelopment projects planned to commence during the fiscal year, but either did not commence or were not completed as planned.

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**Individual Fund Analysis**

Fund balance for the General Fund decreased from \$846,026 at September 30, 2004 to \$542,878 at September 30, 2005. The fund balance for the Special Revenue Fund increased from \$2,822,882 at September 30, 2004 to \$4,393,969 at September 30, 2005. Fund balance for the Debt Service Fund increased from \$809,458 at September 30, 2004 to \$1,312,127 at September 30, 2005. Fund balance for the Capital Projects Fund increased from \$2,697,000 at September 30, 2004 to \$2,738,202 at September 30, 2005. Since the Agency only has governmental funds/activities, the changes in fund balance also explain the increases in net assets. The following are key factors in the changes in fund balances for 2005:

- The decrease in fund balance in the General Fund was a result of tax increment funding not transferred from the Special Revenue Fund as decided by management during the fiscal year.
- The increase in fund balance in the Special Revenue Fund was a result of an increase in the tax increment revenues recognized and the proceeds from the sale of property in the current year.
- The increase in fund balance in the Debt Service Fund was a result of the transfer from the Special Revenue Fund to accumulate funding for payment of principal and interest, in addition to the change in principal payment recognition in the current year.
- The increase in fund balance in the Capital Projects Fund was a result of interest income earned during the year.

**Capital Assets**

As of September 30, 2005, the Agency's investment in capital assets, net of accumulated depreciation, amounted to \$8,835,841, decreasing from \$10,715,547 as of September 30, 2004.

**Summary of Capital Assets**  
(Net of Depreciation)

	<u>Fiscal Year</u> <u>2005</u>	<u>Fiscal Year</u> <u>2004</u>
Land	\$ 2,715,536	\$ 4,234,547
Furniture and equipment	47,634	62,994
Infrastructure	6,072,671	6,418,006
Total capital assets	\$ 8,835,841	\$ 10,715,547

Additional capital asset information can be found on page 16 of this report.

**Debt Management**

As of September 30, 2005, the Agency had \$4,188,864 of special obligation bonds and loans outstanding compared to the same amount as of September 30, 2004. The bonds and loans are secured by a pledge of guaranteed entitlement revenue received from the State of Florida and the tax increment revenue amounts received from the City and County. No additional debt was issued during fiscal year 2005.

Additional long-term debt information can be found on pages 16 through 18 of this report.

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**Requests for Information**

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, 49 N.W. 5<sup>th</sup> Street, Suite 100, Miami, Florida 33128.

**CITY OF MIAMI SOUTHEAST OVERTOWN  
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Statement of Net Assets

September 30, 2005

**Assets**

Equity in pooled cash	\$ 5,031,155
Restricted cash	4,134,996
Interest receivable	58,501
Receivable on sale of land	2,100,000
Capital assets (net of accumulated depreciation):	
Land	2,715,536
Furniture and equipment	47,634
Infrastructure	<u>6,072,671</u>
Total assets	<u>20,160,493</u>

**Liabilities**

Accounts payable and accrued liabilities	132,076
Interest payable	105,400
Non-current liabilities:	
Due within one year:	
Bonds payable	145,000
Due in more than one year:	
Bonds payable	2,335,000
Notes payable	1,708,864
Advance on debt reserve	361,239
Compensated absences	<u>77,198</u>
Total liabilities	<u>4,864,777</u>

**Net Assets**

Invested in capital assets, net of related debt	4,646,977
Restricted	8,444,298
Unrestricted	<u>2,204,441</u>
Total net assets	<u>\$ 15,295,716</u>

The accompanying notes are an integral part of the basic financial statements.

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Statement of Activities

Year ended September 30, 2005

Expenses:

General government	\$ 1,290,170
Community redevelopment	1,885,427
Interest on long-term debt	<u>210,800</u>
Total program expenses	<u>3,386,397</u>

Program revenues:

Intergovernmental revenue	
Operating	600,000
Charges for services:	
Rental income	9,025
Parking fees	<u>29,867</u>
Net program expense	<u>(2,747,505)</u>

General revenues:

Tax increment revenue	2,816,788
Contribution from primary government	767,572
Gain on sale of land	1,080,989
Interest revenue	<u>116,493</u>
Total general revenues	<u>4,781,842</u>
Increase in net assets	2,034,337
Net assets - beginning of the year	<u>13,261,379</u>
Net assets - end of the year	<u>\$ 15,295,716</u>

The accompanying notes are an integral part of the basic financial statements.

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Balance Sheet

Governmental Funds

September 30, 2005

	General	Special revenue	Debt service	Capital projects	Total governmental funds
<b>Assets</b>					
Equity in pooled cash	\$ 593,496	4,437,659	-	-	5,031,155
Restricted cash	-	-	1,417,527	2,717,469	4,134,996
Interest receivable	-	37,768	-	20,733	58,501
<b>Total assets</b>	<b>\$ 593,496</b>	<b>4,475,427</b>	<b>1,417,527</b>	<b>2,738,202</b>	<b>9,224,652</b>
<b>Liabilities and Fund Balances</b>					
Liabilities:					
Accounts payable and accrued liabilities	\$ 50,618	81,458	-	-	132,076
Interest payable	-	-	105,400	-	105,400
<b>Total liabilities</b>	<b>50,618</b>	<b>81,458</b>	<b>105,400</b>	<b>-</b>	<b>237,476</b>
Fund Balances:					
Reserved for encumbrances	-	3,396,360	-	-	3,396,360
Reserved for debt service	-	-	1,312,127	-	1,312,127
Reserved for capital projects	-	-	-	2,738,202	2,738,202
Unreserved	542,878	997,609	-	-	1,540,487
<b>Total fund balances</b>	<b>542,878</b>	<b>4,393,969</b>	<b>1,312,127</b>	<b>2,738,202</b>	<b>8,987,176</b>
<b>Total liabilities and fund balances</b>	<b>\$ 593,496</b>	<b>4,475,427</b>	<b>1,417,527</b>	<b>2,738,202</b>	
Amounts reported for governmental activities in the statement of net assets consist of:					
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.					8,835,841
Long-term receivables are not due in the current period and therefore are not reported in the funds:					
Receivable on sale of land					2,100,000
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:					
Bonds and notes payable				(4,188,864)	
Advance on debt reserve				(361,239)	
Compensated absences				(77,198)	(4,627,301)
Net assets of governmental activities					<b>\$ 15,295,716</b>

The accompanying notes are an integral part of the basic financial statements.

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Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds

Year ended September 30, 2005

	General	Special revenue	Debt service	Capital projects	Total governmental funds
<b>Revenues:</b>					
Tax increment revenues	\$ -	2,816,788			2,816,788
Contribution from primary government	659,388	108,184			767,572
Intergovernmental	300,000		300,000		600,000
Rental income		9,025			9,025
Parking fees	29,867				29,867
Interest		67,622	7,669	41,202	116,493
<b>Total revenues</b>	<b>989,255</b>	<b>3,001,619</b>	<b>307,669</b>	<b>41,202</b>	<b>4,339,745</b>
<b>Expenditures:</b>					
<b>Current:</b>					
General government	1,292,403				1,292,403
Community redevelopment	-	1,524,732			1,524,732
<b>Debt service:</b>					
Interest	-		210,800		210,800
<b>Total expenditures</b>	<b>1,292,403</b>	<b>1,524,732</b>	<b>210,800</b>		<b>3,027,935</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>(303,148)</b>	<b>1,476,887</b>	<b>96,869</b>	<b>41,202</b>	<b>1,311,810</b>
<b>Other financing sources (uses):</b>					
Transfers in	-		405,800		405,800
Transfers out	-	(405,800)			(405,800)
Proceeds from sale of capital assets	-	500,000			500,000
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>94,200</b>	<b>405,800</b>		<b>500,000</b>
<b>Net change in fund balances</b>	<b>(303,148)</b>	<b>1,571,087</b>	<b>502,669</b>	<b>41,202</b>	<b>1,811,810</b>
<b>Fund balances - beginning</b>	<b>846,026</b>	<b>2,822,882</b>	<b>809,458</b>	<b>2,697,000</b>	<b>7,175,366</b>
<b>Fund balances - ending</b>	<b>\$ 542,878</b>	<b>4,393,969</b>	<b>1,312,127</b>	<b>2,738,202</b>	<b>8,987,176</b>
<b>Net change in fund balances - total governmental funds</b>					<b>1,811,810</b>
<b>Amounts reported for governmental activities in the statement of activities are different because:</b>					
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.					2,100,000
Items reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds:					
Decrease in compensated absences					2,233
The costs of the capital assets disposed/transferred is removed from the capital assets account in the statement of net assets.					(1,519,011)
The governmental funds reported capital outlays as expenditures, however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:					
Depreciation expense					(360,695)
Change in net assets of governmental activities					<b>\$ 2,034,337</b>

The accompanying notes are an integral part of the basic financial statements.

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Notes to Basic Financial Statements

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**1. Summary of Significant Accounting Policies**

This summary of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency) significant accounting policies is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should be read in conjunction with the basic financial statements.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America applicable to governmental units. This report, the accounting systems and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies:

**A. Reporting Entity**

The Agency was established in 1983, by the City of Miami, Florida (the City) under the provisions of Section 163.330, Florida Statutes. The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the Agency pursuant to the redevelopment plans of the Agency for new residential and commercial activity in the Southeast Overtown area. The board of directors of the Agency is comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City.

The City entered into Interlocal Cooperation Agreements, dated March 31, 1982, with Miami-Dade County, Florida (the County) and related ordinances of the City and County whereby tax increment revenue collected by the parties would be paid to the Agency and used in accordance with the approved budgets of the redevelopment plans and terms and conditions of the Interlocal Agreements for the benefit of the Agency.

For financial reporting purposes, the Agency is a component unit of the City and is thus included in the City's comprehensive annual financial report as a blended component unit.

**B. New Financial Standard Adopted**

In fiscal year 2005, the Agency implemented Governmental Accounting Standards Board Statement No. 46, *Net Assets Restricted by Enabling Legislation*. This statement clarifies that a legally enforceable enabling legislation restriction is one that a party external to a government—such as citizens, public interest groups, or the judiciary—can compel a government to honor. This statement also requires governments to disclose the portion of total net assets that is restricted by enabling legislation.

**C. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all the nonfiduciary activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The Agency does not have any business-type activities.

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Notes to Basic Financial Statements

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**C. Government-wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resource measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered *available* when they are collectible within the current period or soon 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, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxes 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. Only the portion due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Agency reports the following major governmental funds:

- The **General Fund** is the Agency's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund;
- The **Special Revenue Fund** accounts for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted for specified purposes;
- The **Debt Service Fund** accounts for the accumulation of resources for, and the payment of, bond principal and interest; and
- The **Capital Projects Fund** accounts for the acquisition and/or construction of major capital facilities.

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

CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

**E. Equity in Pooled Cash**

The Agency's cash, other than described below, is pooled together with the City's cash. All such cash is reflected as equity in pooled cash on the Agency's statement of net assets and governmental funds balance sheet.

**F. Restricted Net Assets**

The government-wide statement of net assets reports \$8,444,298 of restricted net assets, of which \$1,312,127 is restricted for debt service payments because their use is limited by applicable bond covenants and restrictions, \$2,738,202 is restricted for capital projects, and \$4,475,427 is restricted by enabling legislation (i.e. the use of tax increment funding for specific activities).

**G. Capital Assets**

Capital assets, which include property, plant, and equipment are reported in the applicable governmental type activities column in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

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

<u>Assets</u>	<u>Years</u>
Furniture and equipment	5
Infrastructure	5-35

**H. Long-term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

**I. Fund Equity**

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. The description of each reserve indicates the purpose for which each was intended. Unreserved fund balance is the portion of fund equity available for any lawful use.

CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

**J. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

**2. Cash and Cash Equivalents**

At September 30, 2005, the Agency's cash consisted of equity in pooled cash of \$5,031,155 and restricted cash of \$4,134,996. In addition to insurance provided by the Federal Deposit Insurance Corporation (FDIC), all cash in the bank is held in banking institutions approved by the State of Florida, State Treasurer to hold public funds.

Under the Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral equal to a determined percentage of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Government and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all cash held by banks are fully collateralized or insured.

**3. Receivable on Sale of Land**

On April 13, 2005, the Agency sold certain property to Bayview Towers Associates, LLC (Bayview) for a total purchase price of \$2,600,000, of which \$500,000 was paid upon closing. The remaining amount of \$2,100,000, which is recorded as a receivable on the Statement of Net Assets, is due within two years from the date of closing, and is to be paid by Bayview as follows: upon the closing of each condominium unit sold by Bayview, 7% of the gross purchase price of each condominium unit sold is to be paid to the Agency, up to the \$2,100,000, or additional amounts above the \$2,100,000, if generated as a result of sales through the end of the two-year period from the closing date. If the amounts paid to the Agency from the sales of the condominium units do not total \$2,100,000 at the end of the two-year period, the remaining balance will be paid in full at that time. Subsequent to the two-year period, as Bayview continues to sell condominium units, 7% of the gross purchase price of each condominium unit sold by Bayview will be applied against the aforementioned remaining balance that was paid in full. Once all amounts paid by Bayview are applied and aggregate \$2,100,000, Bayview is required to continue to pay the Agency 7% of the gross purchase price of each condominium unit sold thereafter.

In addition, Bayview has agreed to expend not less than \$300,000 on improvements to the 9<sup>th</sup> Street Mall between N.W. 1<sup>st</sup> Avenue and North Miami Avenue, to be completed within eighteen months from the approval of the improvement plans and specifications by the Executive Director of the Agency.

**CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY**  
(A Component Unit of the City of Miami, Florida)

## Notes to Basic Financial Statements

September 30, 2005

#### 4. Capital Assets

Capital asset activity for the fiscal year ended September 30, 2005 was as follows:

	Balance September 30, 2004	Additions	Deletions	Balance September 30, 2005
Capital assets, not being depreciated:				
Land	\$ 4,234,547	_____	(1,519,011)	2,715,536
Total capital assets, not being depreciated	4,234,547	_____	(1,519,011)	2,715,536
Capital assets, being depreciated:				
Furniture and equipment	93,835	_____	_____	93,835
Infrastructure	8,758,800	_____	_____	8,758,800
Total capital assets, being depreciated	8,852,635	_____	_____	8,852,635
Less accumulated depreciation for:				
Furniture and equipment	30,841	15,360	_____	46,201
Infrastructure	2,340,794	345,335	_____	2,686,129
Total accumulated depreciation	2,371,635	360,695	_____	2,732,330
Total capital assets, being depreciated, net	6,481,000	(360,695)	_____	6,120,305
Total capital assets (net of accumulated depreciation)	\$ 10,715,547	(360,695)	(1,519,011)	8,835,841

Depreciation expense was charged to function/program as follows:

Community Development \$ 360,695

## 5. Long-Term Obligations

The changes in the long-term obligations for the year ended September 30, 2005 are summarized as follows:

	Balance September 30, 2004	Additions	Deletions	Balance September 30, 2005	Amount due within one year
Community Redevelopment Revenue					
Bonds, Series 1990	\$2,480,000	-	-	2,480,000	145,000
Gran Central Loan	1,708,864	-	-	1,708,864	-
Advance on debt reserve	361,239	-	-	361,239	-
Compensated absences	79,431	-	(2,233)	77,198	-
<b>Total long-term obligations</b>	<b>\$4,629,534</b>	<b>-</b>	<b>(2,233)</b>	<b>4,627,301</b>	<b>145,000</b>

CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
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Notes to Basic Financial Statements

September 30, 2005

**5. Long-Term Obligations (continued)**

A description of each obligation is as follows:

(a) On November 8, 1990, the City issued \$11,500,000 aggregate principal amount of Community Redevelopment Revenue Bonds, Series 1990, maturing through 2015, with interest rates ranging from 7.15% to 8.5%. These bonds are secured by a pledge of guaranteed entitlement revenue received from the State of Florida and the tax increment revenue amounts received from the City and County on the Southeast Overtown/Park West Redevelopment area. The proceeds of the bonds were used mainly to refinance a \$5,958,000 Section 108 HUD promissory note, to reimburse the City for moneys advanced to the Agency by the City in an amount not to exceed \$750,000, and to finance the acquisition and clearing of certain real property and the construction of certain infrastructure improvements within the Southeast Overtown/Park West Redevelopment Area defined in the Phase I Development Programs of the Agency's Interlocal Agreement and related resolutions of the City and County.

The bonds are secured by a pledge of \$300,000 per year by the City from the proceeds of its Guaranteed Entitlement Revenue, in addition to the tax increment revenue received by the City and County. As a result, the City deposits \$300,000 per year with the trustees of the bond indenture, which represents its portion of the state of Florida's shared revenue for the payment of principal and interest on the bonds.

The principal and interest requirements on the special obligation bonds and loans are as follows:

	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2006	\$ 145,000	210,800	355,800
2007	155,000	198,475	350,475
2008	170,000	185,300	355,300
2009	185,000	170,850	355,850
2010	200,000	155,125	355,125
2011-2015	1,295,000	488,750	1,783,750
2016	330,000	28,050	358,050
<b>Total</b>	<b>\$ 2,480,000</b>	<b>1,437,350</b>	<b>3,917,350</b>

(b) On January 9, 1992, the City entered into a loan agreement with the Gran Central Corporation (GCC) to finance 50% of the cost to acquire a parcel of property within the SEOPW CRA Area and relocate and widen Northwest First Avenue between Northwest First Street and Northwest Eighth Street. The loan, in the amount of \$1,708,864, does not bear interest and is payable from tax increment funds received from the City and County within a designated Area defined in the loan documents on a junior and subordinate basis to the lien granted to holders of the \$11,500,000 Community Redevelopment Revenue Bonds, Series 1990. GCC is to be fully repaid by the year 2008 with annual payments to be made to the extent funds are generated by tax increment revenue within the designated Area, as defined in the loan document, is available after required payments for the Series 1990 Bonds debt service and any requirement of the reserve fund or reserve product, as defined in the Series 1990 Bond indenture. As of September 30, 2004, no payments have been made by the City.

CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

**5. Long-Term Obligations (continued0**

(c) Related to the issuance of the Community Redevelopment Revenue Bonds, Series 1990 above, a reserve amount was required for the maximum debt service payment in the amount of \$554,148. However, as the debt was being paid by the City through to maturity, the Agency believed that the reserve amount of \$554,148 should be released from restriction and to fund the amounts to the Agency, as approved by Resolution No. 01-586, dated June 14, 2001. The advance of the debt reserve is recorded as a liability of the Agency, and will be paid in full to the City in 2014 and 2015, which are the final two payments of the bonds. If the bonds are ever to be refinanced, the repayment of the liability will be satisfied at that time. During fiscal year 2004, the liability to the City was reduced by \$192,909, to \$361,239. There was no reduction to the liability during fiscal year 2005.

**6. Related Party Transaction**

Pursuant to the revised Interlocal Cooperation Agreement, dated March 13, 2000, amongst the City, the Southeast Overtown Park/West Redevelopment Agency and the Omni Community Redevelopment Agency, the City agreed to provide annual funding to the Agency for general and administrative operations. During the fiscal year 2005, the Agency received \$767,572 from the City for this purpose.

**7. Tax Increment Revenue**

The Agency's primary source of revenue is tax-increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations.

**8. Parking Lease Revenue**

On February 23, 1988, the City and the Department of Off-Street Parking (DOSP), a discretely presented component unit of the City, entered into an agreement whereby DOSP leased certain lots surrounding the Miami Arena. The term of the lease agreement was for a period of five years, which commenced on June 1, 1988 and expired on June 1, 1993. DOSP paid the City \$500,000 upon signing the lease agreement and agreed to pay annually as rent eighty-five percent (85%) of gross revenue earned net of operating expenses incurred on the operations of the leased lots for each respective lease year.

On October 20, 1993, the City and DOSP entered into an agreement to extend the lease term of the original agreement, which expired on June 1, 2000. Currently, the City and DOSP have extended the lease agreement to an undetermined amount of time. All of the lots leased to DOSP are within the limits of the Southeast Overtown district, therefore, the City allocates all moneys received from DOSP to the Southeast Overtown district.

**9. Interfund Transfers**

During 2005, there was a transfer of \$405,800 from the special revenue fund to the debt service fund to cover debt service expenditures and to accumulate funding for the eventual pay off of the Gran Central Corporation Loan.

CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
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Notes to Basic Financial Statements

September 30, 2005

**10. Special Benefit Plans**

**(a) 401(a) Deferred Compensation Plan**

All employees, including executives and general employees, of the Agency are eligible, after one year of service, to join the ICMA Retirement Trust 401(a) Deferred Compensation Plan (the Plan). The Plan agreement requires the Agency to contribute 8% of each executive employee's earnable compensation, and 5% of each general employee's earnable compensation. Contributions by executive and general employees are not required. Participants may withdraw funds at retirement or upon separation based on a variety of payout options.

The following information relates to the Agency's participation in the 401(a) Deferred Compensation Plan:

Current year's payroll for executive employees	\$ 221,927
Current year's payroll for general employees	276,269
Current year's employer contributions for:	
Executive employees (8% rate)	18,343
General employees (5% rate)	9,847

**(b) 457(b) Deferred Compensation Plan**

All employees, including executives and general employees, of the Agency are eligible to join the United States Conference of Mayors 457(b) Deferred Compensation Plan (the Plan). The Plan agreement requires the Agency to contribute 5% of each executive employee's earnable compensation, and is not required to contribute to general employee participants. Contributions by executive and general employees are not required. Participants may withdraw funds at retirement or upon separation based on a variety of payout options.

The following information relates to the Agency's participation in the 457(b) Deferred Compensation Plan:

Current year's payroll for executive employees	\$ 221,927
Current year's employer contributions for:	
Executive employees (5% rate)	11,023

**11. Commitment and Contingencies**

The Agency is contractually obligated for approximately \$2,152,963 at September 30, 2005, for construction projects.

The Agency is a defendant in several legal actions. The outcome of these actions cannot be determined at this time. Management believes that any liability from these actions will not have a material effect on the Agency's financial condition.

**CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)**

**Budgetary Comparison Schedule - General Fund**

(Required Supplementary Information)

Year ended September 30, 2005

	<b>Budgeted amounts</b>			<b>Variance with final budget - positive (negative)</b>
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	
<b>Revenues:</b>				
Tax increment revenues	\$ 513,195	513,195	-	(513,195)
Contribution from primary government	659,388	659,388	659,388	-
Intergovernmental	1,140,419	1,140,419	300,000	(840,419)
Parking fees	-	-	29,867	29,867
<b>Total revenues</b>	<b>2,313,002</b>	<b>2,313,002</b>	<b>989,255</b>	<b>(1,323,747)</b>
<b>Expenditures:</b>				
<b>Current:</b>				
General government	1,684,724	1,684,724	1,292,403	392,321
Total expenditures	<u>1,684,724</u>	<u>1,684,724</u>	<u>1,292,403</u>	<u>392,321</u>
Excess (deficiency) of revenues over (under) expenditures	628,278	628,278	(303,148)	(931,426)
<b>Other financing sources (uses):</b>				
Budget reserve	(628,278)	(628,278)	-	628,278
Total other financing sources (uses)	<u>(628,278)</u>	<u>(628,278)</u>	<u>-</u>	<u>628,278</u>
Net change in fund balance	<u>\$ -</u>	<u>-</u>	<u>(303,148)</u>	<u>(303,148)</u>
<b>Fund balances - beginning</b>			<u>846,026</u>	
<b>Fund balances - ending</b>			<u>\$ 542,878</u>	

The note to the required supplementary information is an integral part of this schedule.

**CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)**

Budgetary Comparison Schedule - Special Revenue Fund

(Required Supplementary Information)

Year ended September 30, 2005

	<b>Budgeted amounts</b>			<b>Variance with final budget - positive (negative)</b>
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	
<b>Revenues:</b>				
Tax increment revenues	\$ 2,824,894	2,824,894	2,816,788	(8,106)
Contribution from primary government	-	40,000	108,184	68,184
Rental income	5,000	5,000	9,025	4,025
Parking fees	8,000	8,000	-	(8,000)
Interest	<u>26,500</u>	<u>26,500</u>	<u>67,622</u>	<u>41,122</u>
<b>Total revenues</b>	<b><u>2,864,394</u></b>	<b><u>2,904,394</u></b>	<b><u>3,001,619</u></b>	<b><u>97,225</u></b>
<b>Expenditures:</b>				
Current:				
Community redevelopment	4,824,476	4,864,476	1,524,732	3,339,744
<b>Total expenditures</b>	<b><u>4,824,476</u></b>	<b><u>4,864,476</u></b>	<b><u>1,524,732</u></b>	<b><u>3,339,744</u></b>
Excess (deficiency) of revenues over (under) expenditures	(1,960,082)	(1,960,082)	1,476,887	3,436,969
<b>Other financing sources (uses):</b>				
Sale of capital assets	10,462,460	10,462,460	500,000	(9,962,460)
Transfers out	(410,000)	(410,000)	(405,800)	4,200
Carryover and Budget Reserve	<u>(8,092,378)</u>	<u>(8,092,378)</u>	-	8,092,378
<b>Total other financing sources (uses)</b>	<b><u>1,960,082</u></b>	<b><u>1,960,082</u></b>	<b><u>94,200</u></b>	<b><u>(1,865,882)</u></b>
<b>Net change in fund balance.</b>	<b><u>\$ -</u></b>	<b><u>-</u></b>	<b><u>1,571,087</u></b>	<b><u>1,571,087</u></b>
<b>Fund balances - beginning</b>			<b><u>2,822,882</u></b>	
<b>Fund balances - ending</b>			<b><u>\$ 4,393,969</u></b>	

The note to the required supplementary information is an integral part of this schedule.

CITY OF MIAMI SOUTHEAST OVERTOWN  
PARK WEST REDEVELOPMENT AGENCY  
(A Component Unit of the City of Miami, Florida)

Note to Required Supplementary Information

September 30, 2005

**1. Budgetary Policy**

The Agency adopts an annual budget for the operations of the General Fund, Special Revenue Fund and Debt Service Fund. Capital Project funds are budgeted on a total project basis for which annual budgets are not available. In accordance with generally accepted accounting principles, budgetary comparison information is disclosed only for the General Fund and the Special Revenue Fund.

The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Budgetary control is maintained at the fund level.



**Sanson, Kline, Jacomino  
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**Independent Auditors' Report on Internal Control Over  
Financial Reporting and on Compliance and Other Matters Based  
on an Audit of Financial Statements Performed in Accordance  
With *Government Auditing Standards***

The Board of Directors  
City of Miami Southeast Overtown  
Park West Redevelopment Agency:

We have audited the basic financial statements of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency) as of and for the year ended September 30, 2005, and have issued our report thereon dated November 17, 2005. 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.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the combined financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's basic 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 determination of financial statement amounts. 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*.

In addition, we issued a management letter to management of the Agency dated November 17, 2005, as required by the *Rules of the Auditor General* of the State of Florida.

This letter is intended solely for the information and use of the board of directors, management of the Agency, the State of Florida Office of the Auditor General, and federal and state awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

*Sanson, Kline, Jacomino & Company, LLP*

November 17, 2005