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CRA BOUNDARIES
OVERVIEW

Under Florida’s Community Redevelopment Act (F.S. 163, Part III), the City of Cocoa established three Community Redevelopment Agencies (CRAs):

- **Cocoa CRA**
  - City of Cocoa Ordinance No. 10-81, April 14, 1981
- **Diamond Square CRA**
  - City of Cocoa Ordinance No. 13-98, March 24, 1998 (delegated authority by Brevard County BOCC)
- **U.S. 1 Corridor CRA**
  - City of Cocoa Ordinance No. 12-98, March 24, 1998 (delegated authority by Brevard County BOCC)

Section 163.345, F.S., encourages the rehabilitation or redevelopment of the community redevelopment area by private enterprise and s. 163.287(6), F.S., governs the expenditures of redevelopment trust funds. Additionally, section 163.370 (2)(c), F.S., governs the community redevelopment and related activities that a CRA may undertake with the community redevelopment area. Consistent with Cocoa CRA’s respective community redevelopment plans, agencies offer or have participated in the following general activities and programs:

- Infrastructure – engineering, design and construction
- Stormwater improvements
- Streetscape design and construction
- Affordable and workforce housing development
- Land acquisition, development and redevelopment through public/private partnerships
- Community policing programs and partnerships
- Commercial façade grants

Each CRA is responsible for developing and implementing its own Community Redevelopment Plan that addresses the unique needs of the targeted area. The plans include specific examples of how the approved community redevelopment plan will benefit and has already benefitted, the purpose for which the special district was created, and the overall goals for the redevelopment area.

The overall goal of each CRA is to reduce and eliminate slum and blight conditions, promote private investment and economic development and enhance property values within the CRA’s area. The perception of “image” is a driving force that impacts the level of investment in a community. The projects within the CRA play a strong role in enhancing the image and build the sales tax business income tax and real estate tax base for Brevard County and the State of Florida.

Redevelopment activities in the Community Redevelopment Plan are funded primarily by tax increment financing (TIF), leveraged with public funds to promote private sector activity in the targeted area. CRA’s may also issue debt or revenue bonds to fund projects as well.

Since the City of Cocoa is financially accountable for the activities of the Cocoa CRA, the Diamond Square CRA and the US1 Corridor CRA, we have prepared this report in accordance with F.S. 163.356(3)(C). All financial activities of the CRA’s are in accordance with the provisions of the Community Redevelopment Act and governed by the City of Cocoa Financial Operations Manual as well as reported in the City of Cocoa Annual Budget, Audited Statements and the City of Cocoa Comprehensive Annual Financial Report (CAFR).

Our Fiscal Year is October 1 through September 30 of each year. This report is for the period of October 1, 2018 through September 30, 2019 (Fiscal Year 2019).
2019 HIGHLIGHTS

Cocoa’s CRA collectively welcomed 81 new businesses, creating 194 full-time and 88 part-time jobs. $155,797 in CRA funds were invested into projects leveraging more than $605,485 of private sector capital investment. A ROI of $4 for every $1 of TIF invested.

Projects in the CRA’s

- Lee Wenner Park Boat Slip Construction and T-Dock Expansion (Cocoa CRA)
- Forrest Avenue Gateway Entry Feature (Cocoa CRA)
- Lee Wenner Park Security and Safety Enhancements (Cocoa CRA)
- Habitat for Humanity Women’s Veterans Village (Diamond Square CRA)
- Dr. Joe Lee Smith Community Center Design and Construction (Diamond Square CRA)
COCOA CRA

The Cocoa CRA is generally bounded on the northern boundary by Mitchell Street, with the western boundary at the Florida East Coast Railroad, eastern boundary along the western shoreline of the Indian River Lagoon and the southern boundary at Rosa L. Jones Dr.

The Cocoa CRA was established through City of Cocoa Ordinance No. 10-81 and is governed by a seven member board.

In 2008, the Cocoa CRA approved the Cocoa Waterfront Master Plan and implementation strategy for the Cocoa CRA with particular focus on improving the activity and connectivity of the waterfront. With the devastation to the Cocoa Waterfront brought on by Hurricane Irma, the Cocoa CRA Board felt compelled to cast a new vision for the waterfront. The result was a 2018 Waterfront Master Plan Update and Cocoa CRA Update which will guide the CRA and the City of Cocoa in the rebuilding of existing waterfront infrastructure, the development of new amenities and addressing waterfront resiliency and sustainability. The implemented plans will result in an important social and economic center and serve as a catalyst for redevelopment activity and business growth.

COCOA CRA BOARD MEMBERS

Mayor Jake Williams – Chairperson
Deputy Mayor Alex Goins – Vice Chairperson
Councilmember Brenda Warner – Board Member
Councilmember Don Boisvert – Board Member
Councilmember Lorraine Koss – Board Member
Captain Ed Lanni – Board Member
Janne Etz – Board Member

CRA BOARD MEETINGS

2ND Wednesday of each month at 5:00pm in the City Council Chambers

TERM/MEMBERS

Five members of City Council and two members appointed by the City Council
Terms – Two members appointed for 4 years and Council members change due to election
COCOA CRA

PROJECTS

Lee Wenner Park Boat Slip Construction and T-Dock Expansion (CRA Plan Page 58)

In Fiscal Year 2019, the Cocoa CRA embarked on a multi-year project to design and construct new boat slips and expand the T-Dock in Lee Wenner Park. The damage caused by Hurricane Irma created an opportunity to redesign the waterfront to better serve the community. The new boat slips will provide boaters anchored in the Indian River Lagoon to tie up their small dinghy vessels and visit Historic Cocoa Village for the day. The expansion of the T-Dock will allow for larger vessels to dock. These new boat slips, dinghy docks and large vessel tie ups will be constructed of more resilient concrete floating docks and landings. Additionally, new sidewalks along Lee Wenner Park will provide access to these structures. With a commitment from the Cocoa CRA, the City of Cocoa and grant funding from the Florida Inland Navigation District (FIND), this project will provide future boating opportunities in Cocoa Village for years to come.

Florida Avenue Cocoa Village Gateway Entry Feature (CRA Plan Page 58)

The Cocoa CRA developed the property at 6 Forrest Avenue into a gateway entry feature to create an enhanced entryway into Historic Cocoa Village. In FY 2019, the Cocoa CRA Board approved the conceptual design of the Gateway Entry Feature which was designed from entries submitted from the public. The design and engineering phase of the project completed in FY 2019 and an RFP was issued for construction in FY 2020.

Lee Wenner Park Security and Safety Enhancements (CRA Plan Page 60)

During Fiscal Year 2019, the Cocoa CRA funded several security and safety enhancements to assist with Community Policing efforts throughout Lee Wenner Park.
COCOA CRA
REDEVELOPMENT ACTIVITY

603 Brevard Avenue

In 2019, the Cocoa CRA entered into a Redevelopment Agreement with Lodging Decisions, Inc. to design and construct a hotel on the existing site. The developer is currently in the process of preliminary design to move to the next phase, entering into a Development Agreement with the City of Cocoa.

YEARLY HIGHLIGHTS
The Cocoa CRA welcomed 48 new businesses to the area, creating a total of 95 full-time jobs and 29 part-time jobs.

$28,797 was awarded in Commercial Façade Improvement Program Grants, leveraging $77,898 in private sector capital investment. A ROI of $3 for every $1 of TIF invested.

<table>
<thead>
<tr>
<th>Business</th>
<th>Address</th>
<th>Total Award</th>
<th>Total Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rec 225</td>
<td>225 King Street</td>
<td>$10,000</td>
<td>$69,000</td>
</tr>
<tr>
<td>Aquarian Cultural Center</td>
<td>238 Peachtree Street</td>
<td>$8,797</td>
<td>$17,595</td>
</tr>
<tr>
<td>Ossorio Bakery &amp; Cafe</td>
<td>316 Brevard Avenue</td>
<td>$10,000</td>
<td>$44,600</td>
</tr>
</tbody>
</table>

YEARLY EVENTS
Cocoa Village hosted more than 70 events in FY 2019 attracting more than 100,000 visitors and assuming more than $2,000,000 in indirect spending in Cocoa Village (Cocoa CRA did not provide financial contributions to events in Cocoa Village).

- City of Cocoa 4th of July Celebration
- Central Florida Car Show
- Historic Cocoa Village Association Arts and Craft Fair
- Cocoa Village Mardi Gras
- Historic Cocoa Village Association Sip and Stroll
- Cocoa and Brevard County Holiday Parade
- City of Cocoa Movies in the Park
- Cocoa Main Street Farmer’s Market
- Keep Brevard Beautiful Trash Bash
- Space Coast Marathon and Half Marathon
COMMUNITY REDEVELOPMENT GOALS

The Cocoa CRA focused on many of its goals as set forth in the 2018 Cocoa CRA Redevelopment Plan Update.

Economic Development – Goal V (Page 72): Maintain the unique and positive character of the sub-districts while promoting economic vitality of each. In progress

Economic Development – Goal VI (Page 73): Market the CRA as a major destination point in the Central Florida Region. In progress

Future Land Use – Goal IX (Page 74): Provide aesthetic improvements and way-finding measures to increase the sense of community identity. In progress

Transportation – Goal XI (Page 75): Create a safe efficient traffic circulation system which provides sufficient access by all modes of transportation between activity centers within the CRA and the balance of the community. In progress

Transportation – Goal XII (Page 76): The CRA shall support the development of parking strategies to support the transportation goals. In progress

Public Facilities and Services – Goal XIV (Page 76): Provide necessary public facilities as acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs with the CRA. In progress

Coastal – Goal XV (Page 77): The natural resources of the City’s CRA coastal planning area shall be preserved, protected or enhanced to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation. In progress

Recreation and Open Space – Goal XVI (Page 78): Establish parks, recreation, open space and beautification efforts to create an identifiable character for the redevelopment area which will reflect a pleasant appealing atmosphere for working, shopping, touring and residing in the district. In progress

PERFORMANCE DATA

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount of payment to redevelopment trust fund in prior year</td>
<td>$698,327.00</td>
</tr>
<tr>
<td>Prior year operating millage levy from Form DR-420, Line 10</td>
<td>5.9790%</td>
</tr>
<tr>
<td>Taxes levied on prior year tax increment value</td>
<td>$735,081.00</td>
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<tr>
<td>Prior year payment as proportion of taxes levied on increment value</td>
<td>95.00%</td>
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<tr>
<td>Dedicated increment value</td>
<td>$124,481,192.00</td>
</tr>
<tr>
<td>Actual expended increment revenue</td>
<td>$791,149.00 (unaudited)</td>
</tr>
</tbody>
</table>
Increase in tax increment value over prior fiscal year: $7,702,017

**TAXABLE INCREMENT VALUE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Current Year Taxable Value in CRA</td>
<td>$157,056,184.00</td>
</tr>
<tr>
<td>2. Base Year Taxable Value in CRA</td>
<td>$26,410,420.00</td>
</tr>
<tr>
<td>3. Current Year Tax Increment Value</td>
<td>$130,645,764.00</td>
</tr>
<tr>
<td>4. Prior year Final taxable value in the tax increment area</td>
<td>$149,354,167.00</td>
</tr>
<tr>
<td>5. Prior year tax increment value (Line 4 minus Line 2)</td>
<td>$122,943,747.00</td>
</tr>
</tbody>
</table>
DIAMOND SQUARE CRA

The Diamond Square CRA is generally bounded by the southern border of the City and encompasses the area bounded by Pineda Street on the west, School Street on the north, the Florida East Coast Railroad on the east, and Rosa L. Jones Drive on the south. The Diamond Square CRA was established through City of Cocoa Ordinance No. 13-98 and is governed by a seven member board.

In 1998, the Diamond Square CRA Board approved the Diamond Square Community Redevelopment Plan. In 2014, the Diamond Square CRA Board approved the Diamond Square Redevelopment Plan Update (this plan is awaiting approval by the Brevard County BOCC). The plan is set to go before the Brevard County BOCC in Fiscal Year 2020 for adoption. In addition, an Interlocal Agreement between the Agency, the City of Cocoa and the Brevard County BOCC is currently set for approval in Fiscal Year 2020.

The Diamond Square CRA currently has no outstanding indebtedness.

DIAMOND SQUARE CRA BOARD MEMBERS

Tracy Moore – Chairperson
Delores Martin – Vice Chairperson
Jewel Collins – Board Member
Ed Jones – Board Member
Larry Robinson – Board Member
Sylvia Thomas – Board Member

DIAMOND SQUARE CRA BOARD MEETINGS

3RD Monday of each month at 6:00pm in the City Council Chambers

TERM/MEMBERS

All members appointed by City Council
Terms – members currently do not have term limits imposed upon them
DIAMOND SQUARE CRA
PROJECTS

Habitat for Humanity Female Veteran’s Home Build Project (CRA Plan Page 17)

Championed by the Diamond Square Community Redevelopment Agency (CRA) and Staff, Diamond Square CRA granted Habitat for Humanity of Brevard County (HFHBC) six lots ($30,000) and $10,000 cash for each lot for homes to be built on Whaley Street. These homes will be constructed for low-income, female veterans who live in Brevard County to move to Cocoa and own their home. The $60,000 of Agency funds will assist Habitat with the site preparations. Ground breaking ceremonies were held on two of the homes in 2019 and one home is nearing completion. In addition, Habitat is building homes in the Diamond Square CRA not associated with this project, but as part of the home ownership program in our community.

Dr. Joe Lee Smith Community Center (CRA Plan Page 21)

Currently located at 419 Washington Street, the existing center is outdated and lacks the space required for the community services needed in Diamond Square CRA. A significantly updated community is being constructed on the property, adjacent to the current facility. Through a partnership with the Diamond Square CRA, the City of Cocoa, Brevard County and the Department of Housing and Urban Development, this facility will become a reality in 2020. The new center will house a full-size basketball court, a community room, a full-service kitchen and Brevard County Community Action Team, who will provide training and services to the residents in the neighborhood.
Community Policing Efforts (CRA Plan Page 22)

The Cocoa Community First and Cocoa Police Department host a Cops and Kids Camp each summer to bridge the gap between law enforcement and the youth in Diamond Square. The Diamond Square CRA funds part of this camp to ensure a positive focus on community involvement, education, awareness and safety. The officers and the children spend the summer weeks touring area attractions, learning new skills and enjoying positive interactions that keep them busy and help develop productive life skills.

Role Model and Mentoring Programs (CRA Plan Page 24)

The Alliance for Neighborhood Restoration (ANR) and the Cocoa Police Athletic League (Cocoa PAL) are influential leaders in the community, providing role modeling and mentoring programs for the youth in Diamond Square. Actively engaging in mentoring shows positive changes in young people’s performance and behavior. Mentoring enables the youth to feel connected to their community by getting involved with adult volunteers. Programs offered by ANR and Cocoa PAL include workforce development, sports activities, youth leadership, life skills training, tutoring and community events.
YEARLY HIGHLIGHTS
The Diamond Square CRA welcomed 14 new businesses to the area, creating a total of 40 full-time jobs and 26 part-time jobs.

The Diamond Square CRA $20,000 partnership with the Alliance for Neighborhood Restoration (ANR), allowed 50 youth in the CRA to participate in Youth Employment and Youth Leadership training throughout the year. In addition, the Diamond Square CRA sponsored the community policing initiative, the Cocoa Police Athletic League (Cocoa PAL), for $4,500.

YEARLY EVENTS
The Diamond Square CRA IS home to a number of annual events (no support provided for these events).

- ANR Car Wash Fundraiser
- PAL Academy Holiday Social
- ANR Community Resource Fair
- ANR Local Basketball Games
- Keep Brevard Beautiful Trash Bash
- PAL Open House
- Youth Leadership Council Bahamas Relief Project
- Family Night Out Programs
- Annual Fall Festival
- Community Cleanup Projects

COMMUNITY REDEVELOPMENT GOALS
The Diamond Square CRA achieved many of its goals as set forth in the 2014 Diamond Square CRA Redevelopment Plan Update.

Goal 1 – Enhance streetscapes and pedestrian connectivity (Pages 13-15)
- SR520 landscape enhancements – complete
- Peachtree Street Complete Street – complete
- Transportation terminus (SCAT) in DSCRA – complete
- South Fiske Blvd. landscaping and mid-block crossing – in progress

Goal 2 – Increase partnerships with housing developments (Pages 15-17)
- Housing Authority of the City of Cocoa curb appeal – in progress
- Finance and home ownership programs – in progress

Goal 3 – Create Neighborhood Gateways (Pages 18-20)
- Neighborhood entry signage and historical/cultural significance – in progress
- Street tree planting – in progress
- Sidewalk system infill and improvements – in progress
- Stormwater and infrastructure – in progress
Goal 4 – Explore the feasibility of creating new community-based centers (Pages 21-22)

- Joe Lee Smith Center upgrades and/or reconstruction – complete in May 2020
- Programs and partners for kids – in progress

Goal 5 – Enhance support for community-based organizations and educational institutions (Pages 23-24)

- Safe routes to school/pedestrian network – in progress
- Role model and mentoring programs – in progress

PERFORMANCE DATA

<table>
<thead>
<tr>
<th>Amount of payment to redevelopment trust fund in prior year</th>
<th>$113,654.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior year operating millage levy from Form DR-420, Line 10</td>
<td>5.979%</td>
</tr>
<tr>
<td>Taxes levied on prior year tax increment value</td>
<td>$119,635.00</td>
</tr>
<tr>
<td>Prior year payment as proportion of taxes levied on increment value</td>
<td>9500%</td>
</tr>
<tr>
<td>Dedicated increment value</td>
<td>$22,744,647.00</td>
</tr>
<tr>
<td>Actual expended increment revenue</td>
<td>$125,611.00</td>
</tr>
<tr>
<td>Total Low and Moderate Housing Expended</td>
<td>$90,000.00</td>
</tr>
</tbody>
</table>
Assessed Property Value

Increase in tax increment value over prior fiscal year: $3,932,286

TAXABLE INCREMENT VALUE

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Current Year Taxable Value in CRA</td>
<td>$48,559,134.00</td>
</tr>
<tr>
<td>2. Base Year Taxable Value in CRA</td>
<td>$24,617,590.00</td>
</tr>
<tr>
<td>3. Current Year Tax Increment Value</td>
<td>$23,941,544.00</td>
</tr>
<tr>
<td>4. Prior year Final taxable value in the tax increment area</td>
<td>$44,626,848.00</td>
</tr>
<tr>
<td>5. Prior year tax increment value (Line 4 minus Line 2)</td>
<td>$20,009,258.00</td>
</tr>
</tbody>
</table>
U.S. 1 CORRIDOR CRA

The US 1 Corridor CRA (Community Redevelopment Area) is generally bounded by the southwestern intersection of School Street and Fiske Boulevard east to US1 and north with the western boundary along Fiske Boulevard and the northern boundary at Clearlake Road. The US1 CRA was established through City of cocoa Ordinance No. 12-98 and is governed by a 7-member board. Subsequently, in 1998, the US1 Corridor CRA approved the US1 Corridor Master Plan.

Based on the InterlocalUS1 CRA Streetscape Loan Agreement with the City of Cocoa, the CRA has dedicated its Tax Increment Financing (TIF), less minor operating costs, to the City for repayment of the US 1 Widening Streetscape debt - $336,814 budgeted in Fiscal Year 2019 for the loan payment to the City of Cocoa for the US 1 Widening Streetscaping debt.

In Fiscal Year 2019, the City entered into an Interlocal Agreement with Brevard County Board of County Commissioners to sunset the US1 CRA on or before September 30, 2020. The City agreed, as part of this Interlocal agreement to return the TIF revenue contributed by Brevard County to the County General Fund ($182,050). The US1 Corridor CRA’s total level of indebtedness is $198,985, all of which will be paid in FY 2020.

US 1 CORRIDOR CRA BOARD MEMBERS

Richard Louden – Chairperson
Laura J. Houston – Vice Chairperson
Curt Chandler – Board Member
James McCarthy – Board Member
Thomas H. Yardley – Board Member
Deva Thomas – Board Member

US 1 CORRIDOR CRA BOARD MEETINGS

Quarterly meetings at 6:15pm in the City Council Chambers

TERM/MEMBERS

All members appointed by City Council

The US 1 Corridor CRA will sunset on or before September 30, 2020
U.S. 1 CORRIDOR CRA

COMMUNITY REDEVELOPMENT GOALS
The US 1 Corridor CRA achieved many of its goals as set forth in the 1998 US Corridor Redevelopment Master Plan.

Goal 1 – Enhance streetscapes
- US 1 Streetscaping – complete

Goal 2 – Parks and Greenspace development
- Creation of Bracco Pond Park – complete

Goal 3 – Redevelopment and Affordable Housing
- Development of Clearlake Isles – Senior Affordable Housing - complete

YEARLY HIGHLIGHTS
The US 1 Corridor CRA welcomed 19 new businesses to the area, creating a total of 59 full-time jobs and 33 part-time jobs.

PERFORMANCE DATA

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Amount of payment to redevelopment trust fund in prior year</td>
<td>$189,005.00</td>
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<tr>
<td>Prior year operating millage levy from Form DR-420, Line 10</td>
<td>5.979%</td>
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<tr>
<td>Taxes levied on prior year tax increment value</td>
<td>$198,953.00</td>
</tr>
<tr>
<td>Prior year payment as proportion of taxes levied on increment value</td>
<td>9500%</td>
</tr>
<tr>
<td>Dedicated increment value</td>
<td>$34,258,577.00</td>
</tr>
<tr>
<td>Actual expended increment revenue</td>
<td>$341,901.00</td>
</tr>
<tr>
<td>Total Low and Moderate Housing Expended</td>
<td>-</td>
</tr>
</tbody>
</table>
ASSESSED PROPERTY VALUE

Increase in tax increment value over prior fiscal year: $2,786,420

TAXABLE INCREMENT VALUE

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Current Year Taxable Value in CRA</td>
<td>$102,152,510.00</td>
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<tr>
<td>2. Base Year Taxable Value in CRA</td>
<td>$66,090,850.00</td>
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<tr>
<td>3. Current Year Tax Increment Value</td>
<td>$36,061,660.00</td>
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<tr>
<td>4. Prior year Final taxable value in the tax increment area</td>
<td>$99,366,090.00</td>
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<tr>
<td>5. Prior year tax increment value (Line 4 minus Line 2)</td>
<td>$33,275,240.00</td>
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</table>
### City of Cocoa, Florida

**Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual - Cocoa Redevelopment Agency**

**Year Ended September 30, 2018**

<table>
<thead>
<tr>
<th>Revenues:</th>
<th>Original Budget</th>
<th>Final Budget</th>
<th>Actual</th>
<th>Variance with Final Budget</th>
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</thead>
<tbody>
<tr>
<td>Intergovernmental</td>
<td>$1,391,665</td>
<td>$1,391,665</td>
<td>$1,185,970</td>
<td>$ (205,695)</td>
</tr>
<tr>
<td>Investment Earnings</td>
<td>-</td>
<td>-</td>
<td>2,677</td>
<td>2,677</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>39,027</td>
<td>39,027</td>
<td>39,027</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>$1,430,692</td>
<td>$1,430,692</td>
<td>$1,227,674</td>
<td>$(203,018)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures:</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic development:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Personal services</td>
<td>64,089</td>
<td>64,089</td>
<td>52,177</td>
<td>11,912</td>
</tr>
<tr>
<td>Operating expenditures</td>
<td>303,125</td>
<td>348,815</td>
<td>243,786</td>
<td>105,029</td>
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<tr>
<td>Aids to government agency</td>
<td>50,000</td>
<td>22,090</td>
<td>15,000</td>
<td>7,090</td>
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<tr>
<td>Capital outlay</td>
<td>919,000</td>
<td>901,220</td>
<td>477,717</td>
<td>423,503</td>
</tr>
<tr>
<td><strong>Total expenditures</strong></td>
<td>$1,336,214</td>
<td>$1,336,214</td>
<td>$788,680</td>
<td>547,534</td>
</tr>
</tbody>
</table>

Excess (deficiency) of revenues over (under) expenditures

| Excess (deficiency) of revenues | $94,478         | $94,478      | $438,994 | 344,516 |

Transfers out

| Transfers out                   | (94,478)        | (94,478)     | (94,476) | 2      |

Other financing sources

| Other financing sources         | (94,478)        | (94,478)     | (94,476) | 2      |

Net change in fund balance

| Net change in fund balance     | -               | -            | 344,518  | 344,518|

Fund balances, beginning of year

| Fund balances, beginning of year | $945,976        | $945,976     | $945,976 | -      |

Fund balances, end of year

| Fund balances, end of year     | $945,976        | $945,976     | $1,290,494 | $344,518 |

*The most recent audit report of the Cocoa Redevelopment Agencies as required in s. 163.387(8) is the 2018 Cocoa CAFR, year ended September 30, 2018. The Redevelopment Agencies will publish the FY2019 audit report within 45 days after completion.*
## City of Cocoa, Florida
### Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
#### Year Ended September 30, 2018

<table>
<thead>
<tr>
<th>Revenues:</th>
<th>General Fund</th>
<th>Cocoa Redevelopment Agency</th>
<th>Capital Projects Fund</th>
<th>Nonmajor Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
<td>7,226,518</td>
<td>-</td>
<td>-</td>
<td>570,938.00</td>
<td>7,797,456</td>
</tr>
<tr>
<td>Licenses, permits, and fees</td>
<td>3,307,073</td>
<td>-</td>
<td>-</td>
<td>815,611</td>
<td>4,122,684</td>
</tr>
<tr>
<td>Intergovernmental</td>
<td>3,346,176</td>
<td>1,185,970</td>
<td>-</td>
<td>810,550</td>
<td>5,342,696</td>
</tr>
<tr>
<td>Charges for services</td>
<td>11,376,107</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>11,376,107</td>
</tr>
<tr>
<td>Fines and forfeitures</td>
<td>34,056</td>
<td>-</td>
<td>-</td>
<td>9,587</td>
<td>43,643</td>
</tr>
<tr>
<td>Investment earnings</td>
<td>65,030</td>
<td>2,677</td>
<td>2,805</td>
<td>3,013</td>
<td>73,525</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>1,197,610</td>
<td>39,027</td>
<td>-</td>
<td>32,875</td>
<td>1,269,512</td>
</tr>
<tr>
<td><strong>Total revenues</strong></td>
<td>26,552,570</td>
<td>1,227,674</td>
<td>2,805</td>
<td>2,242,574</td>
<td>30,025,623</td>
</tr>
</tbody>
</table>

| Expenditures:                 |              |                            |                       |                             |                         |
| Current                       |              |                            |                       |                             |                         |
| General government            | 11,940,914   | -                          | -                     | -                           | 11,940,914              |
| Public safety                 | 14,249,945   | -                          | -                     | -                           | 14,249,945              |
| Economic development          | 374,080      | 307,544                    | -                     | 321,731                     | 1,003,355               |
| Recreation                    | 1,231,144    | -                          | -                     | -                           | 1,231,144               |
| Physical environment          | 2,100,555    | -                          | 97,892                | -                           | 2,198,447               |
| Transportation                | 621,326      | 477,717                    | 4,416,551             | 8,871                       | 7,210,525               |
| Capital outlay                | 2,307,386    | 477,717                    | 4,416,551             | 8,871                       | 7,210,525               |
| Debt service:                 |              |                            |                       |                             |                         |
| Principal                     | 32,910       | -                          | -                     | 1,052,000                   | 1,084,910               |
| Interest                      | -            | -                          | -                     | 700,618                     | 700,618                 |
| **Total expenditures**        | 32,858,260   | 785,261                    | 4,514,443             | 2,083,220                   | 40,241,184              |

Excess (deficiency) of revenues over (under) expenditures

| Other Financing Sources (Uses): |              |                            |                       |                             |                         |
| Transfers in                   | 7,435,272    | -                          | 472,872               | 82,559                      | 7,990,703               |
| Transfers out                  | (621,682)    | (94,476)                   | (100,000)             | -                           | (816,158)               |
| Proceeds from sales of capital assets | 23,773      | -                          | -                     | -                           | 23,773                  |
| Capital lease                  | 101,472      | -                          | -                     | -                           | 101,472                 |
| **Total other financing sources (uses)** | 6,938,835 | (94,476) | 372,872 | 82,559 | 7,299,790 |

Net change in fund balances

| Fund Balances, Beginning of Year | 32,178,345 | 945,976 | 5,855,398 | 1,020,614 | 37,084,562 |

| Fund Balances, End of Year      | 32,811,490 | $1,293,913 | $1,716,632 | $1,262,527 | $37,084,562 |
### City of Cocoa, Florida
#### Balance Sheet - Governmental Funds
#### September 30, 2018

<table>
<thead>
<tr>
<th>Assets:</th>
<th>General Fund</th>
<th>Cocoa Redevelopment Agency Fund</th>
<th>Capital Projects Governmental Fund</th>
<th>Nonmajor Governmental Funds</th>
<th>Total Governmental Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$25,739,041</td>
<td>$2,336,036</td>
<td>$1,053,161</td>
<td>$414,448</td>
<td>$29,542,686</td>
</tr>
<tr>
<td>Investments</td>
<td>7,768,399</td>
<td>-</td>
<td>-</td>
<td>$561,782</td>
<td>8,330,181</td>
</tr>
<tr>
<td>Accounts receivable, net</td>
<td>1,060,341</td>
<td>-</td>
<td>-</td>
<td>308,174</td>
<td>1,368,515</td>
</tr>
<tr>
<td>Accounts receivable earned, but not billed</td>
<td>65,811</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>65,811</td>
</tr>
<tr>
<td>Interest receivable</td>
<td>34,894</td>
<td>224</td>
<td>69</td>
<td>2,555</td>
<td>37,742</td>
</tr>
<tr>
<td>Tax receivable</td>
<td>34,639</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>34,639</td>
</tr>
<tr>
<td>Due from other funds</td>
<td>54,458</td>
<td>-</td>
<td>54,320</td>
<td>-</td>
<td>108,778</td>
</tr>
<tr>
<td>Due from other governments</td>
<td>555,656</td>
<td>-</td>
<td>-</td>
<td>5,242</td>
<td>560,898</td>
</tr>
<tr>
<td>Inventory</td>
<td>54,048</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>54,048</td>
</tr>
<tr>
<td>Prepaid items</td>
<td>346,452</td>
<td>4,915</td>
<td>-</td>
<td>-</td>
<td>351,367</td>
</tr>
<tr>
<td>Deposits</td>
<td>-</td>
<td>4,350</td>
<td>-</td>
<td>-</td>
<td>4,350</td>
</tr>
<tr>
<td>Deferred charges</td>
<td>-</td>
<td>1,500,000</td>
<td>-</td>
<td>-</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Other receivable</td>
<td>-</td>
<td>271,891</td>
<td>-</td>
<td>-</td>
<td>271,891</td>
</tr>
<tr>
<td>Advance to other funds</td>
<td>1,367,557</td>
<td>-</td>
<td>788,135</td>
<td>-</td>
<td>2,155,692</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td>$37,081,296</td>
<td>$4,117,416</td>
<td>$1,895,685</td>
<td>$1,292,201</td>
<td>$44,386,598</td>
</tr>
</tbody>
</table>

| Liabilities: | | | | | |
| Liabilities | | | | | |
| Accounts payable | $1,725,035 | $283,792 | $179,053 | $865 | $2,188,373 |
| Accrued payroll and related liabilities | 557,176 | 3,350 | - | - | 560,526 |
| Unearned revenue | 344,950 | - | - | - | 344,950 |
| Due to other funds | - | 108,778 | - | - | 108,778 |
| Due to other governments | 2,574 | - | - | - | 2,574 |
| Escrow deposits | 1,278 | - | - | 25,878 | 27,156 |
| Other liabilities | 112,418 | - | - | - | 112,418 |
| Advance from other funds | - | 2,155,692 | - | - | 2,155,692 |
| **Total liabilities** | 2,743,431 | 2,551,612 | 179,053 | 27,236 | 5,501,332 |

| Deferred Inflows of Resources: | | | | | |
| Deferred inflows - sale of building | 1,500,000 | - | - | - | 1,500,000 |
| Deferred inflows - unavailable grant revenue | 26,375 | - | - | 2,438 | 28,813 |
| Deferred inflow - Whitley Marina settlement revenue | - | 271,891 | - | - | 271,891 |
| **Total deferred inflows of resources** | 1,526,375 | 271,891 | - | 2,438 | 1,800,704 |

<p>| Fund Balances: | | | | | |
| Nonspendable | 1,768,057 | 4,915 | - | - | 1,772,972 |
| Restricted | - | 1,288,998 | - | 1,262,527 | 2,551,525 |
| Committed | 11,400,743 | - | 1,716,632 | - | 13,117,375 |
| Assigned | 14,494,250 | - | - | - | 14,494,250 |
| Unassigned | 5,148,440 | - | - | - | 5,148,440 |
| <strong>Total fund balances</strong> | 32,811,490 | 1,293,913 | 1,716,632 | 1,262,527 | 37,084,562 |
| <strong>Total liabilities and fund balances</strong> | $37,081,296 | $4,117,416 | $1,895,685 | $1,292,201 | $44,386,598 |</p>
<table>
<thead>
<tr>
<th>Assets:</th>
<th>Governmental Activities</th>
<th>Business-Type Activities</th>
<th>Total</th>
<th>Diamond Square Redevelopment Agency</th>
<th>U.S. I Corridor Redevelopment Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$31,347,621</td>
<td>$5,423,516</td>
<td>$36,771,137</td>
<td>$180,635</td>
<td>$15,039</td>
</tr>
<tr>
<td>Investments</td>
<td>11,373,669</td>
<td>16,233,003</td>
<td>27,606,672</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Receivables, earned but not billed</td>
<td>65,811</td>
<td>5,331,317</td>
<td>5,397,128</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interest receivable</td>
<td>51,564</td>
<td>138,897</td>
<td>190,461</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tax receivable</td>
<td>34,639</td>
<td>-</td>
<td>34,639</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Due from other governments</td>
<td>560,898</td>
<td>-</td>
<td>560,898</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Deposits</td>
<td>4,350</td>
<td>-</td>
<td>4,350</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Inventory</td>
<td>54,048</td>
<td>934,098</td>
<td>988,146</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Prepaid items</td>
<td>501,681</td>
<td>239,691</td>
<td>741,372</td>
<td>4,826</td>
<td>4,390</td>
</tr>
<tr>
<td>Restricted assets:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>-</td>
<td>4,171,182</td>
<td>4,171,182</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Investments</td>
<td>-</td>
<td>15,475,542</td>
<td>15,475,542</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other receivable</td>
<td>271,891</td>
<td>-</td>
<td>271,891</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Capital assets:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>6,876,215</td>
<td>2,919,197</td>
<td>9,795,412</td>
<td>181,192</td>
<td>286,391</td>
</tr>
<tr>
<td>Improvements other than buildings</td>
<td>-</td>
<td>343,637,981</td>
<td>343,637,981</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Machinery and equipment</td>
<td>16,430,915</td>
<td>24,407,342</td>
<td>40,838,257</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>71,793,763</td>
<td>-</td>
<td>71,793,763</td>
<td>430,362</td>
<td>692,313</td>
</tr>
<tr>
<td>Intangibles</td>
<td>2,123,750</td>
<td>2,707,027</td>
<td>4,830,777</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Less accumulated depreciation</td>
<td>(75,273,892)</td>
<td>(209,564,952)</td>
<td>(284,838,844)</td>
<td>(72,687)</td>
<td>(140,606)</td>
</tr>
<tr>
<td>Total assets</td>
<td>94,131,576</td>
<td>265,846,290</td>
<td>359,977,866</td>
<td>724,345</td>
<td>857,546</td>
</tr>
</tbody>
</table>

| Deferred Outflows of Resources: | | | | | |
| Deferred outflows related to refundings | - | 2,160,243 | 2,160,243 | - | - |
| Deferred outflows related to pensions | 7,471,926 | 3,527,271 | 10,999,197 | - | - |
| Deferred outflows related to OPEB | 763,218 | 518,192 | 1,281,410 | - | - |
| Total deferred outflows of resources | 8,235,144 | 6,205,706 | 14,440,850 | - | - |

| Liabilities: | | | | | |
| Accounts, contracts and retainage payable | 2,222,419 | 12,900,683 | 15,123,102 | 18,611 | - |
| Accrued payroll and related liabilities | 561,391 | 273,361 | 834,752 | 884 | 375 |
| Accrued interest payable | - | 159,051 | 159,051 | - | - |
| Due to other governments | 2,574 | 8,152 | 10,726 | - | - |
| Payable from restricted assets: | | | | | |
| Customer and developer escrow deposits | - | 2,420,765 | 2,420,765 | - | - |
| Escrow deposits | 27,156 | 1,644,475 | 1,671,631 | - | - |
| Unearned revenue | 344,950 | - | 344,950 | - | - |
| Other liabilities | 112,418 | - | 112,418 | - | - |
| Noncurrent liabilities: | | | | | |
| Due within one year: | | | | | |
| Revenue bonds payable | 470,000 | 2,940,000 | 3,410,000 | - | - |
| Notes payable | 611,000 | - | 611,000 | - | - |
| Capital lease | 32,910 | - | 32,910 | - | - |
| State revolving loans payable | 2,359,650 | 2,359,650 | - | - | - |
| Total OPEB liability | 20,586,425 | 13,319,026 | 33,905,451 | - | - |
| Total liabilities | 68,117,029 | 113,572,149 | 181,689,178 | 19,495 | 375 |

| Deferred Inflows of Resources: | | | | | |
| Deferred inflows related to pensions | 3,480,998 | 1,604,740 | 5,085,738 | - | - |
| Deferred inflows related to OPEB | 972,076 | 636,465 | 1,608,541 | - | - |
| Total deferred inflows of resources | 4,453,074 | 2,241,205 | 6,694,279 | - | - |

| Net Position: | | | | | |
| Net investment in capital assets | 28,913,932 | 138,261,322 | 167,175,254 | 538,867 | 838,089 |
| Restricted for: | | | | | |
| Public safety | 131,598 | - | 131,598 | - | - |
| Housing assistance | 564,392 | - | 564,392 | - | - |
| Debt service | - | 5,123,716 | 5,123,716 | - | - |
| Renewal and replacement | - | 6,104,227 | 6,104,227 | - | - |
| Unrestricted | 186,695 | 8,525,435 | 27,325,330 | - | - |
| Total net position | $29,796,617 | $156,238,642 | $186,035,259 | $704,850 | $857,171 |

City of Cocoa, Florida
Statement of Net Position
September 30, 2018
KEY CONTACTS

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