

# CANAVERAL PORT AUTHORITY

Annual Comprehensive Financial Report



FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
Cape Canaveral, Florida

# Annual Comprehensive Financial Report

*of the*  
Canaveral Port Authority

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024



*Prepared by the Department of Finance*





## **INTRODUCTORY SECTION**

**Canaveral Port Authority  
Port Canaveral, Florida**

**Annual Comprehensive Financial Report  
Year Ended September 30, 2024**

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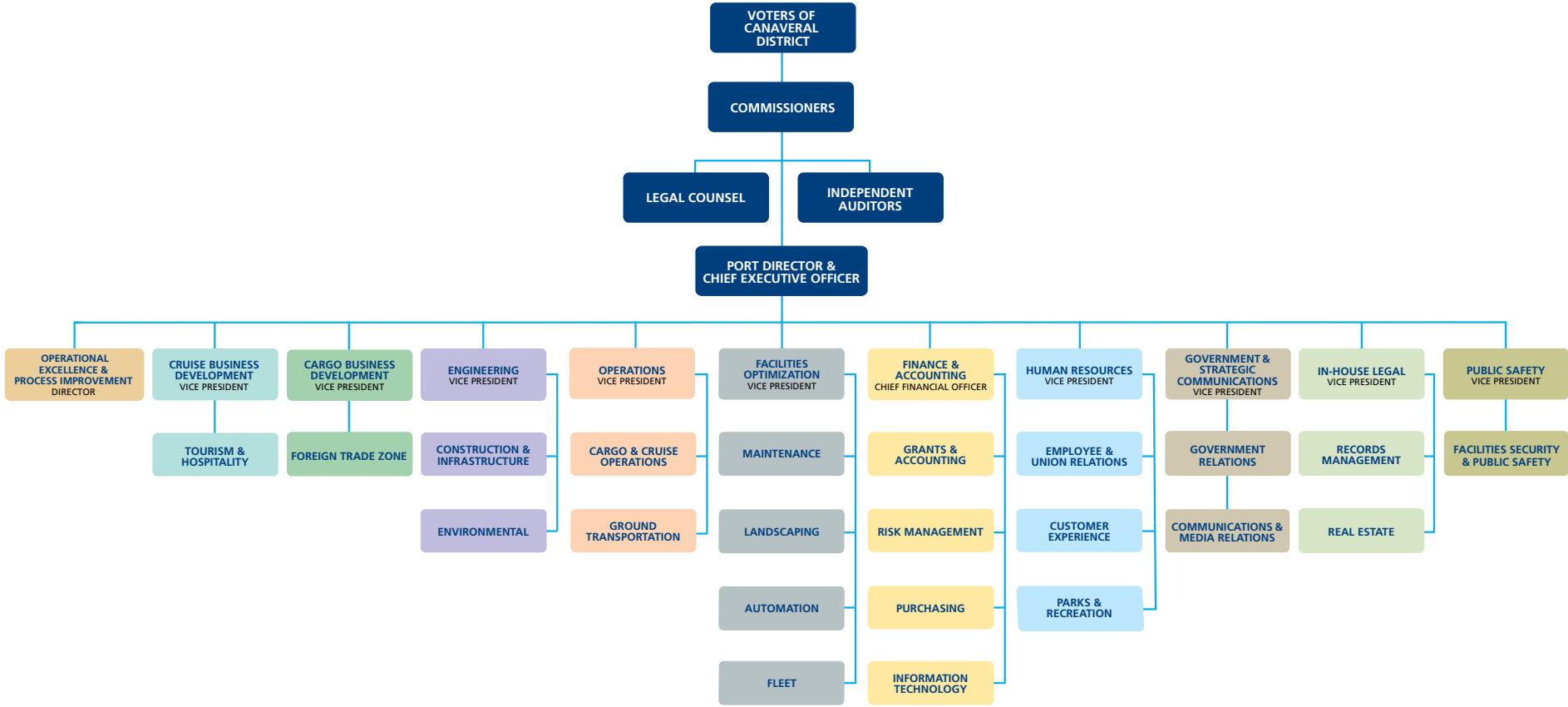
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# Canaveral Port Authority

## Organizational Chart - September 30, 2024





# Canaveral Port Authority

2024



**Micah Loyd**  
*Chairman*



**Wayne E. Justice**  
*Vice Chairman*



**Jerry W. Allender**  
*Secretary/Treasurer*



**Kevin Markey**  
*Commissioner*



**Fritz VanVolkenburgh**  
*Commissioner*



**John W. Murray**  
*Chief Executive Officer*



**Jeff Long**  
*Chief Financial Officer*



**Patricia G. Poston**  
*Senior Director of Finance*



**Diana Mims-Reid**  
*Controller*

# Canaveral Port Authority

## Listing of Principal Officials As of September 30, 2024

### Elected Officials

The Canaveral Port Authority, governing body of the Canaveral Harbor Port District, consists of five elected Commissioners. The Board meets on the third or fourth Wednesday of each month at 9:00 A.M. The meetings are held in the Board Room of the Port Authority office building located at 445 Challenger Road. In addition, special meetings and public hearings are scheduled throughout the year.

<u>Commissioner</u>	<u>Position</u>	<u>Years of Service</u>	<u>Term Expires</u>
Micah Loyd	Chairman	8	11/1/28
Wayne Justice	Vice Chairman	10	11/1/26
Jerry Allender	Secretary/Treasurer	14	11/1/26
Kevin Markey	Commissioner	3	11/1/28
Fritz VanVolkenburgh	Commissioner	2	11/1/26

### Appointed Officials

		<u>Years of Service</u>
Capt. John W. Murray	Chief Executive Officer	8
Jeff Long	Chief Financial Officer	1
George Arocha	Director, Cargo & Container Operations	10
Peter Bergeron	Vice President, Public Safety & Security	3
Amanda Brailsford-Urbina	Vice President, HR, Recreation & Customer Experience	8
Bruce Cameron	Director, Cruise Operations	2
Samantha Cornelius	Vice President, Business Development, Cargo & Aerospace	7
William Crowe	Vice President, Engineering & Construction	9
Cory Dibble	Director, Public Safety & Security	8
Shannon Feeley	Director, Risk Management	21
Dave German	Vice President, Cruise Business Development	19
Donna Greenslade	Director, Human Resources	20
Michael Hoffmann	Director, Parks, Recreation & Customer Experience	3
AJ Jendroch	Director, Facilities & Maintenance	11
Debbie Joyce	Director, Grants & Capital Projects	3
Craig Langley	Vice President & General Counsel	10
Steven Linden	Director, Communications & Public Affairs	7
Mark Lorusso	Vice President, Information Technology	13
Diane Luensmann	Vice President, Government & Strategic Communications	7
Clyde Mathis	Vice President, Cruise & Cargo Operations	10
Mark Milisits	Director, Real Estate	2
Diana Mims-Reid	Controller	24
Bob Musser	Sr. Director, Port Environmental	8
Karen Pappas	Director, Procurement & Materials Management	23
Patricia G. Poston	Sr. Director, Finance	27
Marlene Sanchez	Director, Operational Excellence & Process Improvement	12
Steven Shelton	Vice President, Facilities Optimization	1



March 25, 2025

To the Canaveral Port Authority Commissioners, Chief Executive Officer (CEO) and Citizens of the Canaveral Harbor Port District:

State law requires that all general-purpose local governments, including special districts, publish within nine months of the close of each fiscal year, a complete set of financial statements presented in conformity with U. S. general accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards and Government Auditing Standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the Canaveral Port Authority for the fiscal year ended September 30, 2024.

This report consists of management's representations concerning the finances of the Canaveral Port Authority (the Authority). Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the Authority has established a comprehensive internal control framework that is designed to: 1) protect the government's assets from loss, theft, or misuse and 2) compile sufficient reliable information for the preparation of the Authority's basic financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Authority's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

RSM US, LLP, a firm of licensed certified public accountants, has audited the Canaveral Port Authority's basic financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Authority for the fiscal year ended September 30, 2024, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the Authority's basic financial statements for the fiscal year ended September 30, 2024 are fairly presented. These statements are included as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Canaveral Port Authority's MD&A can be found immediately following the report of the independent auditor.

**Port Canaveral**

445 Challenger Road Suite 301 Cape Canaveral, Florida 32920 USA  
321.783.7831 888.767.8226 [www.portcanaveral.com](http://www.portcanaveral.com)

## **Profile of the Authority**

The Canaveral Harbor Port District, as presently structured, was created by House Bill Number 1136, Chapter 28922, from the Laws of Florida Special Acts of 1953, as amended and restated by Chapter 2003-335, Laws of Florida, Acts of 2003, and acts amendatory thereof and supplemental thereto. This bill created, organized and established a port district in Brevard County, Florida and designated the area as the Canaveral Harbor Port District. The Authority is a quasi-public governmental body, an independent special taxing district that is a political subdivision of the State of Florida. As such, it is not under the jurisdiction of Brevard County or any neighboring city.

The Authority has operated under the Commission-manager form of government since 1953. Five elected commissioners, representing the five Port districts, serve as a board of directors and have jurisdiction over all fiscal and regulatory policies and operations of the Port. Commissioners are chosen by the public via an at-large election and serve four-year terms. These terms are staggered, with three commissioners up for election at one time, and the remaining two up for election two years hence. As an independent special district of the State of Florida, the Authority is empowered to levy ad valorem taxes to finance expansion and operation, incur indebtedness through the sale of bonds or use of bank loans, establish tariff rates, negotiate for government grants, condemn necessary land, zone its land, and exercise police powers. The commission is responsible, among other things, for passing policies, adopting a budget, appointing committees, and hiring both the government's manager (CEO) and attorney. The CEO's authority and responsibilities are similar to those of both the manager of a local government and the president of a sizable private corporation. The major goals of the Authority are to give the residents of the area the benefits of low-cost ocean transportation, a foreign trade zone and to create economic opportunity and jobs. The Authority also provides substantial facilities for recreation for the local population and visitors alike.

The annual Operating and Capital Budgets serve as the foundation for the Authority's financial planning and control. All departments of the Authority are required to submit budget requests to the CEO during June of each year. The CEO uses these requests as the starting point for developing a proposed budget. The Chief Financial Officer (CFO) then prepares and presents this proposed budget to the commission for review prior to September 30. The commission holds two public hearings on the proposed budget and adopts a final budget no later than September 30, the close of the Authority's fiscal year (FY). The Operating Budget is prepared by functional department. Due to operating or unforeseen activities during the year, department heads may request modifications to their departmental budget. Any proposed changes to the overall total of the Operating Budget are approved by the commission at a public hearing. Changes to the Capital Budget are more fluid, but do require review by the commission.

## **Economic Conditions in Fiscal Year 2024**

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Authority operates.

### **Local Economy**

The Canaveral Harbor Port District encompasses approximately the northern two-thirds of Brevard County. The County is home to a number of large employers, both public and private. According to the U.S Department of Labor, Bureau of Labor Statistics, the Nation's unemployment rate at September 2024 is estimated at 4.1%, the State of Florida unemployment rate is 3.3% and Brevard County Florida is 3.6%.

### **Economic Outlook**

The Authority is strategically located on the central east coast of the state and enjoys a significant "drive-to" market for cruising. During Fiscal Year 2024, the Authority's total operating revenue was \$191.9 million.

For Fiscal Year 2024, cruise revenue was \$156 million and total multi-day revenue passengers were 7,592,535.

Cargo related revenue for Fiscal Year 2024 was \$23 million which was based on ship related revenue of \$17 million and cargo lease revenue of \$6.2 million. The total tonnage of 6,551,621 included the commodities - petroleum, limestone, granite, forest products and slag. These materials contribute to a diversified cargo base and supports construction and growth in Central Florida.

The Authority continues to implement security measures to ensure the safety of the traveling public as well as Port Canaveral tenants. The annual costs of these services was \$13 million for FY2024.

### **Long-Term Financial Planning**

In addition to the Authority's operating budget process, a \$500 million five-year capital plan has been developed to assess future needs. As part of this capital plan, projects are continuously evaluated to determine whether any new projects will yield an appropriate rate of return before any investment is considered when additional funding is needed. The Authority continues to invest its cash resources to achieve the desired results along with prudent borrowing policies using bond financing and bank debt. A key component of capital project analysis also includes the availability of Federal and State agencies grant funding.

## **Relevant Financial Policies**

The Authority continues to follow financial policies in effect which includes policies governing budget, investment, internal controls, leasing land, travel, purchasing, and Commissioners minor expenses. These policies are reviewed annually, with amendments approved by the Board.

## **Major Initiatives**

The Authority continues to expand and improve its cruise, cargo, recreational and real estate facilities, and infrastructure. For FY2024, the capital budget consisted of several major projects, including the multiyear rehabilitation of North Cargo Berth 4, Portwide Parking Improvements and Garages, Roads and Utility Improvements, Cruise Terminal 5 & 10 Upgrades, Mobile Harbor Cranes and Passenger Boarding Bridge Improvements. The total investment of these projects totaled \$96.1 million. Some of the major projects that were completed during FY2024 include the purchase of a Mobile Harbor Crane at a cost of \$7.7 million, Road and Parking Lot Improvements at a cost of \$4.9 million, Improvements to Piers, Buildings, and Structures at a cost of \$5.3 million, Maintenance Dredging at a cost of \$4.8 million, Cruise Terminal Furniture/Equipment Upgrades at a cost of \$4 million, and Passenger Boarding Bridge Upgrades at a cost of \$3.8 million.

The Authority's improvements are funded from existing cash flow as a result of the revenues from existing and projected cruise, cargo, and land lease operations, and Federal and State grants. The Port continues to seek federal and state assistance in the form of grants and capital improvement funding.

## **Awards and Acknowledgments**

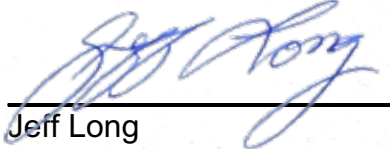
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Canaveral Port Authority for its annual comprehensive financial report for the fiscal year ended September 30, 2023. This was the thirty-third consecutive year that the Authority has received this prestigious award. In order to be awarded a Certificate of Achievement, the Authority published an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. I would like to extend my thanks to all members of the department who assisted and contributed to the preparation of this report, with special recognition given to Controller, Diana Mims-Reid. Thanks and appreciation are also extended to Raymond Jessee with his help on reviewing and coordinating this report and also to the firm of RSM US, LLP for their professional approach and high standards in the conduct of their independent audit of the Authority's financial records and transactions.

Finally, I would also like to express my appreciation to the Canaveral Port Authority Board of Commissioners and CEO John Murray for their guidance and support throughout the year. I appreciate their interest and leadership in planning and conducting the financial operation of the Authority in a progressive and responsible manner.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jeff Long", is written over a solid black horizontal line.

Jeff Long  
Chief Financial Officer



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Canaveral Port Authority  
Florida**

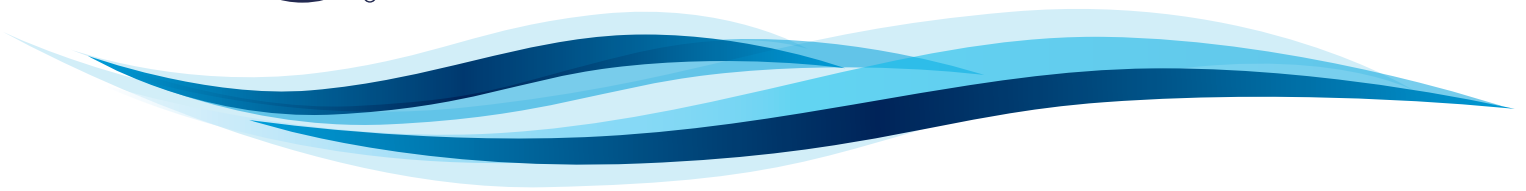
For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2023

*Christopher P. Morill*

Executive Director/CEO





## **FINANCIAL SECTION**

## Independent Auditor's Report

Board of Commissioners  
Canaveral Port Authority  
Cape Canaveral, Florida

### Report on the Audit of the Financial Statements

#### **Opinion**

We have audited the financial statements of the Canaveral Port Authority (the Authority) as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of September 30, 2024, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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

### ***Required Supplementary Information***

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

**Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and Chapter 10.550, *Rules of the Auditor General of the State of Florida* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards and state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections, schedule of comparative revenues, expenses and changes in net position, schedule of comparative operating revenues by activity, the schedule of construction in progress and capital costs compared with budget (prior to transfer of completed projects to capital assets), and the schedule of insurance in force, but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

*RSM US LLP*

Orlando, Florida  
March 18, 2025

## Canaveral Port Authority

### Management's Discussion and Analysis (Unaudited)

---

As management of the Canaveral Port Authority (the Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended September 30, 2024. **All amounts, unless otherwise indicated, are expressed in thousands of dollars.**

#### Financial Highlights

- The assets and deferred outflows of the Authority exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$611,483 (*net position*). Of this amount, \$232,900 is the unrestricted net position and is available to meet the Authority's ongoing obligations to creditors.
- The Authority's total net position increased by \$86,231. This consists of an increase in net investment in capital assets of \$76,047, an increase in restricted net position of \$173, and an increase in unrestricted net position of \$10,011.
- At the end of the current fiscal year, the unrestricted net position was 175.5% of total expenses.

#### Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of two components: enterprise financial statements and notes to the financial statements. This report also contains the required supplementary information, other supplementary information, and other information in addition to the basic financial statements themselves.

The basic financial statements report information about the Authority using the full accrual basis of accounting as utilized by similar business activities in the private sector. The basic financial statements include a statement of net position, a statement of revenues, expenses and changes in net position and a statement of cash flows.

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

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

The statement of cash flows presents changes in cash and cash equivalents from operational, financing, and investing activities. This statement presents cash receipt and disbursement information without consideration of the earnings event, when an obligation arises, or depreciation of capital assets.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

In addition to the basic financial statements and accompanying notes, this report also presents other required supplementary information, other supplementary information, and other information.

## Canaveral Port Authority

### Management's Discussion and Analysis (Unaudited)

#### Financial Analysis

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

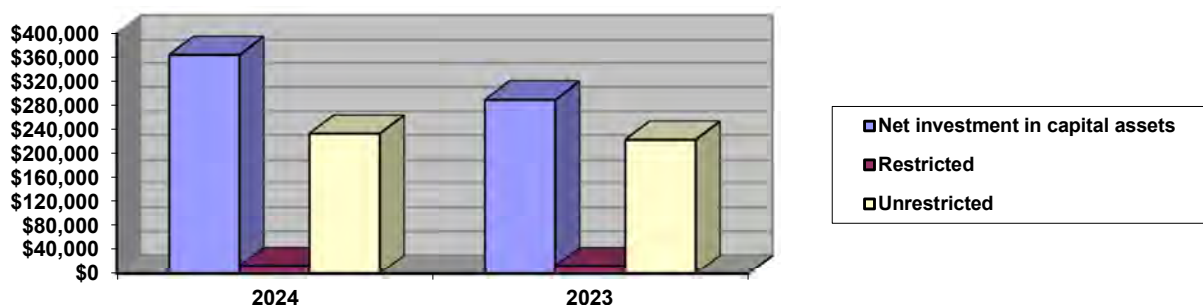
The following table reflects the condensed statements of net position as of September 30:

	2024	2023	Change	
			Amount	%
Current and other assets	\$ 308,461	\$ 307,196	\$ 1,265	0.4%
Capital assets	743,763	676,832	66,931	9.9%
Total assets	<u>1,052,224</u>	<u>984,028</u>	<u>68,196</u>	<u>6.9%</u>
Deferred outflows of resources	356	480	(124)	-25.8%
Current liabilities	52,394	48,922	3,472	7.1%
Noncurrent liabilities	348,555	366,839	(18,284)	-5.0%
Total liabilities	<u>400,949</u>	<u>415,761</u>	<u>(14,812)</u>	<u>-3.6%</u>
Deferred inflows of resources	40,147	43,495	(3,348)	-7.7%
Net position:				
Net investment in capital assets	365,479	289,432	76,047	26.3%
Restricted	13,104	12,931	173	1.3%
Unrestricted	232,900	222,889	10,011	4.5%
Total net position	<u>\$ 611,483</u>	<u>\$ 525,252</u>	<u>\$ 86,231</u>	<u>16.4%</u>

Current assets increased because of a strong year of cruise operations with 7.6 million passengers. By far the largest portion (59.8%) of the Authority's net position as of September 30, 2024, reflects its investment in capital assets (e.g., land, buildings, improvements, equipment, intangibles and construction in progress); less any related debt used to acquire those assets that are still outstanding. These assets are not available for future spending. Although the Authority's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from operations, since the capital assets themselves cannot be used to liquidate these liabilities. At the end of the current fiscal year, the Authority's net investment in capital assets increased by \$76,047.

In addition, a portion (2.1%) of the Authority's net position as of September 30, 2024, represents the reserve for maximum debt service restricted in accordance with existing bond covenants. The remaining balance of unrestricted net position may be used to meet the Authority's ongoing obligations to creditors. At the end of the current fiscal year, the Authority's unrestricted net position increased by \$10,011.

Net Position



## Canaveral Port Authority

### Management's Discussion and Analysis (Unaudited)

The Authority's total net position decreased by \$86,231 during the current fiscal year. Of this amount, an increase of \$71,585 represents net income before capital contributions. The remaining increase of \$14,646 represents the capital contributions (grant proceeds) from federal and state sources. There is no assurance that these capital contributions from other sources will continue in the future.

The following table shows condensed revenue and expense data for the years ended September 30:

	2024	2023	Change	
			Amount	%
<b>Operating revenues:</b>				
Cruise	\$ 156,032	\$ 158,015	\$ (1,983)	-1.3%
Cargo	23,216	20,539	2,677	13.0%
Leases	5,749	6,196	(447)	-7.2%
Other	6,855	7,050	(195)	-2.8%
Total operating revenues	191,852	191,800	52	0.0%
<b>Non-operating revenues:</b>				
Investment earnings	11,332	7,064	4,268	-60.4%
Other	1,082	15,154	(14,072)	-92.9%
Total non-operating revenues	12,414	22,218	(9,804)	-44.1%
Total revenues	204,266	214,018	(9,752)	-4.6%
<b>Operating expenses:</b>				
Operations, facilities and public safety	46,654	38,947	7,707	19.8%
Executive, finance and administration	16,383	14,062	2,321	16.5%
Engineering and environmental	2,419	2,315	104	4.5%
Other	5,780	5,656	124	2.2%
Depreciation and amortization	47,837	47,855	(18)	0.0%
Total operating expenses	119,073	108,835	10,238	9.4%
<b>Non-operating expenses:</b>				
Interest	12,102	12,219	(117)	-1.0%
Loss on disposal of capital assets	1,210	101	1,109	0.0%
Hurricane repairs	138	996	(858)	0.0%
Other	158	158	-	0.0%
Total non-operating expenses	13,608	13,474	134	1.0%
Total expenses	132,681	122,309	10,372	8.5%
Income before contributions	71,585	91,709	(20,124)	-21.9%
Capital contributions	14,646	30,442	(15,796)	-51.9%
Change in net position	86,231	122,151	(35,920)	-29.4%
Net position – beginning	525,252	403,101	122,151	30.3%
Net position – ending	\$ 611,483	\$ 525,252	\$ 86,231	16.4%

Key elements of the increase in net position for the fiscal year ended September 30, 2024, are as follows.

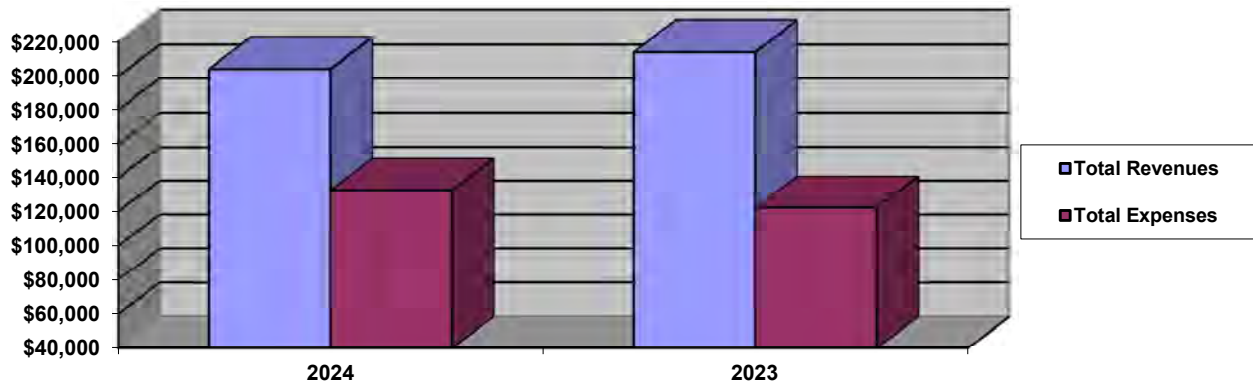
- Total operating fees and charges for services had a 0% overall change for the year. Included in the total operating revenue was cruise operations (including parking), recreation (Jetty Park), and leases had a decrease of 1.3%, 2.8% and 7.2%, respectively. These decreases were offset by a 13% increase in operating revenues for cargo.

## Canaveral Port Authority

### Management's Discussion and Analysis (Unaudited)

- Overall, non-operating revenues decreased, which included investment earnings, grant revenue and gains on sale of assets or legal settlements. Investment earnings (loss) increased by \$11.3 million due to increased investments and rising interest rates.
- Capital contributions from federal and state grants for capitalized projects decreased during the current fiscal year by \$15.8 million. This decrease was due to the completion of North Cargo Berth 3 and several security projects.

**Total Revenues and Expenses**



### Capital Asset and Debt Administration

**Capital assets:** The Canaveral Port Authority's capital assets as of September 30, 2024, and 2023, amount to \$743,763 and \$676,832, respectively, (net of accumulated depreciation). These balances include land, buildings, improvements, equipment, intangibles and construction in progress. The total increase in the Authority's capital assets was 9.9% for fiscal year 2024.

Major capital asset events during the current fiscal year included the following:

- Construction continued on several major projects for the Authority including improvements to Piers and Buildings, Portwide Parking Improvements & Garages, Roads and Utility Improvements, Cruise Terminal 5 & 10 Upgrades, North Cargo Berth 4 Improvements and Passenger Boarding Bridge Improvements. The total investment in these projects totaled \$96,133 and were offset by the total value of projects completed and moved from Construction in Progress to capital assets of \$35,554.

Several major projects included in Construction in Progress on September 30, 2023, were completed during fiscal year 2024 including:

- Mobile Harbor Crane -1 \$7,704
- Maintenance Dredging at \$4,754
- Road Improvements & Bridge Renovation at \$7,602
- Improvements to Piers, Buildings, Structures at \$5,306
- Cruise Terminal Furniture/Equipment at \$4,064

Commitments for the repair, modification, improvements, materials and new construction of Authority owned property at September 30, 2024, totaled \$59,497.

Additions for the year ended September 30, 2024, were offset by depreciation expense of \$46,587 and amortization expense of \$1,250.



## Canaveral Port Authority

### Management's Discussion and Analysis (Unaudited)

---

The following table shows capital assets by category for the years ended September 30:

	2024	2023	Change	
			Amount	%
Land	\$ 5,471	\$ 5,471	\$ -	0.0%
Buildings	168,051	181,987	(13,936)	-7.7%
Improvements other than buildings	404,015	415,244	(11,229)	-2.7%
Equipment	38,139	29,939	8,200	27.4%
Intangibles	4,763	1,000	3,763	376.3%
Construction in progress	123,324	43,191	80,133	185.5%
Total	<u>\$ 743,763</u>	<u>\$ 676,832</u>	<u>\$ 66,931</u>	<u>9.9%</u>

Additional information on the Canaveral Port Authority's capital assets can be found in Note 3.D. in this report.

**Long-term debt:** On September 30, 2024, the Canaveral Port Authority had total bonded debt outstanding of \$335,686 and lines of credit with outstanding balances of \$5 million and \$16 million. The Canaveral Port Authority's debt represents bonds secured solely by operating revenues (i.e., revenue bonds).

The Canaveral Port Authority's total revenue and direct borrowing bonds decreased by \$16,910 (4.8%). The major factor for the decrease during the current year was due to regular scheduled principal payments and no new issuances this year.

Additional information on the Canaveral Port Authority's long-term debt can be found in Note 3.G. and 3.H. in this report.

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

For FY2025, the Authority has budgeted the following:

- Charges for services of \$211 million due to projected cruise and cargo related business.
- Operating expenses of \$136 million (including \$51 million for depreciation) which contain funding for cruise activities.
- Non-operating revenues of \$9 million, which is mostly investment earnings.

### Requests for Information

This financial report is designed to provide a general overview of the Canaveral Port Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, Canaveral Port Authority, 445 Challenger Road, Suite 301, Cape Canaveral, Florida 32920.

## **BASIC FINANCIAL STATEMENTS**

**Canaveral Port Authority**

**Statement of Net Position  
September 30, 2024**

---

**Assets**

Current assets:

Cash and cash equivalents	\$ 184,959,046
Cash and cash equivalents – restricted	2,978,641
Investments	27,008,051
Accounts receivable – trade, net	10,153,064
Interest receivable	357,859
Lease receivable	3,674,714
Prepaid expenses	4,602,478
Due from other governmental units	12,636,686
Inventory	771,565
Deposits and other receivables, current	18,630
<b>Total current assets</b>	<u>247,160,734</u>

Noncurrent assets:

Cash and cash equivalents – restricted	13,104,047
Lease receivable	37,539,605
Deposits and other receivables, long-term	10,656,302
Capital assets (net of accumulated depreciation and amortization):	
Land (non-depreciable)	5,470,630
Buildings	168,051,046
Improvements other than buildings	404,015,575
Equipment	38,139,657
Intangible assets	4,762,766
Construction in progress (non-depreciable)	123,323,638
<b>Total noncurrent assets</b>	<u>805,063,266</u>

**Total assets** 1,052,224,000

Deferred outflows of resources:

Other post employment benefits (OPEB) related amounts	356,024
<b>Total deferred outflows of resources</b>	<u>356,024</u>

(Continued)

**Canaveral Port Authority**

**Statement of Net Position (Continued)**  
**September 30, 2024**

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**Liabilities**

Current liabilities:

Accounts payable and accrued expenses	\$ 27,781,326
Unearned revenue	786,712
Payroll and sales taxes payable	307,550
Revenue bonds and direct borrowing bonds, current portion	17,036,000
Accrued interest payable	1,537,472
Other liabilities, current portion	2,591,415
Payable from restricted assets:	
Accrued interest payable	2,093,488
Revenue bonds payable, current portion	260,000
<b>Total current liabilities</b>	<u>52,393,963</u>

Noncurrent liabilities:

Revenue bonds and direct borrowing bonds, less current portion	323,146,997
Compensated absences, less current portion	1,677,982
Lines of credit	21,000,000
Total OPEB liability	1,321,371
Other liabilities, long-term portion	1,409,107
<b>Total noncurrent liabilities</b>	<u>348,555,457</u>

**Total liabilities**

400,949,420

Deferred inflows of resources:

Leases	38,762,634
OPEB related amounts	1,384,522
<b>Total deferred inflows of resources</b>	<u>40,147,156</u>

Net position:

Net investment in capital assets	365,479,123
Restricted for debt service	13,104,047
Unrestricted	232,900,278
<b>Total net position</b>	<u>\$ 611,483,448</u>

See notes to financial statements.

## Canaveral Port Authority

### Statement of Revenues, Expenses and Changes in Net Position Fiscal Year Ended September 30, 2024

Operating revenues:	
Cruise	\$ 156,032,210
Cargo	23,216,396
Leases	5,748,471
Other	6,854,478
<b>Total operating revenues</b>	<b>191,851,555</b>
Operating expenses:	
Operations	16,701,581
Facilities	16,879,038
Parks and recreation	2,126,769
Public safety	13,073,327
Fire training facility	379,211
Commission	327,920
Executive	3,093,607
Finance and accounting	2,198,283
Administrative services	11,090,564
Engineering and environmental	2,418,545
Business development	1,088,201
Real estate	391,462
Government and strategic communications	1,467,135
Depreciation	46,587,231
Amortization	1,249,788
<b>Total operating expenses</b>	<b>119,072,662</b>
<b>Operating income</b>	<b>72,778,893</b>
Non-operating revenues:	
Investment earnings	11,332,065
Grant revenue	1,010,505
Gain on sale of capital assets	71,200
<b>Total non-operating revenues</b>	<b>12,413,770</b>
Non-operating expenses:	
Interest expense	12,101,576
Loss on disposal of capital assets	1,210,024
Hurricane repairs	137,881
Other non-operating expenses	158,322
<b>Total non-operating expenses</b>	<b>13,607,803</b>
<b>Income before capital contributions</b>	<b>71,584,860</b>
Capital contributions	14,646,267
<b>Change in net position</b>	<b>86,231,127</b>
Net position, beginning of year	525,252,321
Net position, end of year	\$ 611,483,448

See notes to financial statements.

## Canaveral Port Authority

### Statement of Cash Flows Fiscal Year Ended September 30, 2024

Cash flows from operating activities:	
Cash received from customers and users	\$ 187,219,660
Cash paid to suppliers for goods and services	(51,816,228)
Cash payments to employees for services	(20,871,507)
<b>Net cash provided by operating activities</b>	<u>114,531,925</u>
Cash flows from non-capital financing activities:	
Cash received from grants	1,398,534
<b>Net cash provided by non-capital financing activities</b>	<u>1,398,534</u>
Cash flows from capital and related financing activities:	
Interest paid on revenue bonds and direct borrowing bonds	(12,472,323)
Leasee interest payments on leases	1,300,165
Principal paid on revenue bonds and direct borrowing bonds	(16,910,000)
Acquisition and construction of capital assets	(112,689,708)
Payments made on lines of credit	(2,900)
Proceeds from sale of capital assets	71,200
Capital contributions	30,473,473
<b>Net cash used in capital and related financing activities</b>	<u>(110,230,093)</u>
Cash flows from investing activities:	
Interest received on investments	10,499,819
Purchase of investments	(905,296)
<b>Net cash provided by investing activities</b>	<u>9,594,523</u>
<b>Net change in cash and cash equivalents</b>	15,294,889
Cash and cash equivalents:	
Beginning of year	<u>185,746,845</u>
End of year	<u>\$ 201,041,734</u>

(Continued)

## Canaveral Port Authority

### Statement of Cash Flows (Continued) Fiscal Year Ended September 30, 2024

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Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 72,778,893
Adjustment to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	46,587,231
Amortization expense	1,249,788
(Increase) decrease in assets and deferred outflows:	
Accounts receivable	2,677,251
Inventory	(120,804)
Lease receivables	945,252
Deposits and other receivables	(4,819,620)
Prepaid expenses	(823,278)
Deferred outflows of resources – OPEB	72,908
Increase (decrease) in liabilities and deferred inflows:	
Accounts payable and accrued expenses	2,487,636
Unearned revenue	(45,927)
Compensated absences	5,506
Total OPEB liability	61,073
Deferred inflows of resources – leases	(3,202,870)
Deferred inflows of resources – OPEB	(144,612)
Other liabilities	(3,192,651)
Payroll and sales tax payable	16,149
<b>Total adjustments</b>	<u>41,753,032</u>
<b>Net cash provided by operating activities</b>	<u><u>\$ 114,531,925</u></u>

Supplemental schedule of noncash investing, capital and financing activities:

During 2024, the Authority recorded an unrealized gain on investments of \$832,246.

During 2024, the Authority's balance in due from other governmental units relating to capital contributions is \$12,570,021.

On September 30, 2024, the Authority had capital asset additions included in accounts payable of \$17,101,192.

See notes to financial statements.

## Canaveral Port Authority

### Notes to Financial Statements

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## **Canaveral Port Authority**

### **Notes to Financial Statements**

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#### **Note 1. Summary of Significant Accounting Policies**

##### **A. Reporting Entity**

The Canaveral Port Authority (the Authority) is an independent special taxing Authority and a political subdivision of the state of Florida (the State) which was established in 1953 by Chapter 28922, Laws of Florida, and Special Acts of 1953, as amended in 2014 (the Enabling Act). The governing body of the Authority is the Board of Commissioners (Board) composed of one commissioner elected from each of the five districts created by the Enabling Act.

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

The Authority is a special purpose government entity engaged in business type activities and uses a single enterprise fund for the presentation of its financial statements. Enterprise fund 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 the related cash flows.

The Authority operates as an enterprise fund that accounts for the construction, operation, and maintenance of the Authority. An enterprise fund is a type of proprietary fund that provides services to the general public. This fund is used to account for the acquisition, operation and maintenance of governmental facilities and services which are entirely or predominantly self-supported by user charges. The operations of the Authority are accounted for in such a manner as to show a profit or loss, similar to comparable private enterprises.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are fees and charges for cruise ships, cargo ships and land leases. Operating expenses include costs to operate and maintain facilities of the Authority, administrative expenses and depreciation and amortization expenses related to long-lived assets. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

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

##### **C. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position**

###### **1. Cash and Cash Equivalents**

Florida state statutes authorize the government to invest in the Local Government Surplus Funds Trust Fund (Florida PRIME), an external investment pool, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, Securities and Exchange Commission (SEC) registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the U.S. Treasury.

Florida PRIME is administered by the Florida State Board of Administration, who provides regulatory oversight. The Authority's investment in Florida PRIME is reported at amortized cost. The fair value of the Authority's position in Florida PRIME is equal to the value of pooled shares. The Authority also invests in Florida Public Assets for Liquidity Management (PALM). PALM is a common law trust organized under the laws of the state of Florida and offers a short-term investment program with the objective of maintaining a \$1 net asset value (NAV).

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

##### C. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position (Continued)

###### 1. Cash and Cash Equivalents (Continued)

Cash and cash equivalents include cash deposits and short-term investments with original maturities of three months or less from the date of acquisition.

###### 2. Accounts and Other Receivables

Management considers most accounts and other receivables to be fully collectible; however, the Authority has created an allowance for those where, based upon historical attempts at collection, it deems collection to be unlikely. The allowance for trade receivables as of September 30, 2024, was \$75,000. All other receivables were deemed fully collectible as of September 30, 2024.

###### 3. Investments

The Authority's investments are reported at fair value using the quoted market price or other fair value techniques as required by the Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurements (GASB 72)*. Fair value is defined by GASB 72 as the price that would be received to sell an asset or to transfer a liability in an orderly transaction between market participants at the measurement date. Categories within the fair value hierarchy include: Level 1 inputs are quoted priced in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 are unobservable inputs.

As of September 30, 2024, the Authority reported investments at fair value. Fair value for all the Authority's investments in debt was measured using Level 1 and Level 2 techniques. Florida PRIME is valued at amortized cost and PALM is measured at fair value using NAV.

###### 4. Leases

The Authority has entered into various lessor arrangements with tenants for the use of warehouses, terminals, offices, and land at the Authority. For certain regulated leases and short-term leases, the Authority recognizes rental income based on the provisions of the lease agreement in the statement of revenues, expenses and changes in net position.

For other lessor arrangements, the Authority recognizes a lease receivable and a deferred inflow of resources in the statement of net position. The Authority recognizes a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases and leases that transfer ownership of the underlying assets. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflow of resources is measured as the value of the lease receivable in addition to any payments received at or before the commencement of the lease term that relate to future periods. Lease receivable is reduced as payments are received, applying principal against receivable and interest to revenue, based on the amortization schedule. Deferred inflow is recognized as revenue on a straight-line basis over the life of the lease term.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

##### C. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position (Continued)

#### 4. Leases (Continued)

The Authority uses the following estimates and judgments to measure the GASB 87, *Leases (GASB 87)* leases:

- **Discount Rate:** The Authority uses its incremental borrowing rate to discount the expected lease receipts to present value based on the terms of the leases.
- **Lease Term:** The lease term includes the non-cancelable lease period, plus: 1) periods for which the Authority has a unilateral option to extend and is reasonably certain to exercise such option, or 2) periods after an optional termination date if the Authority is reasonably certain not to exercise the termination option.
- **Lease Receipts:** Measurement of the lease receivable includes fixed payments and, as applicable, variable fixed in substance payments, residual value guarantee payments that are fixed in substance and any lease incentives payable to the lessee.

#### 5. Prepaid Expenses

Prepaid expenses consist of payments to vendors which reflect costs applicable to future accounting periods. Prepaid expenses are recorded as expenditures over the period of their economic benefit.

#### 6. Restricted Cash and Cash Equivalents

Debt proceeds and funds set aside for payment of revenue bonds and construction projects are classified as restricted assets on the statement of net position because their use is limited by applicable bond indentures.

#### 7. Inventory

Inventory is stated at the lesser of cost or market using the first-in, first-out inventory method.

#### 8. Capital Assets

Capital assets are defined by the Authority as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at cost, if purchased, and at acquisition value at date of gift, if donated. Major additions are capitalized while maintenance and repairs, which do not improve or extend the life of the respective assets, are charged to expense. Contributions received in aid of construction are credited to capital contributions and do not reduce the cost of the assets acquired with such contributions. Costs associated with deepening and widening the channel increase the potential service utility of the port and are recorded as a non-depreciable capital asset.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

##### C. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position (Continued)

##### 8. Capital Assets (Continued)

Depreciation is recognized on the straight-line method over the estimated useful lives of the assets. The following estimated useful lives are used for depreciation purposes:

Classification	Range of Lives (Years)
Buildings	30
Improvements other than buildings	5-40
Equipment	3-20

The Authority recognizes amortization on intangible assets as follows:

Classification	Range of Lives (Years)
Computer software	3-5
Trademarks	5
Risk assessment plan	5
Master plan	7

##### 9. Deferred Outflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This separate financial statement section, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expenses) until that time. The Authority currently reports losses on bond refunding and items related to other post-employment benefits (OPEB) in this section.

##### 10. Compensated Absences

All permanent employees of the Authority are eligible for annual leave. Each employee working a normal week earns vacation leave at certain rates, depending on the employee's length of service. All annual leave is accrued when earned in the statement of net position. There is no liability for unpaid accumulated sick leave since the Authority does not have a policy to pay such amounts upon termination.

##### 11. Other Post-Employment Benefits (OPEB)

The Authority obtains actuarial valuation reports for its postemployment benefit plan and records the OPEB liability as required under GASB 75, *Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions*. Disclosure information required by GASB 75 is found in Note 3.L.

##### 12. Unearned Revenue

Resources that do not meet the revenue recognition requirements (not earned) are recorded as unearned revenue in the statement of net position.

## **Canaveral Port Authority**

### **Notes to Financial Statements**

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#### **Note 1. Summary of Significant Accounting Policies (Continued)**

##### **C. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position (Continued)**

###### **13. Deferred Inflows of Resources**

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This separate financial statement section, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority currently reports items related to OPEB and leases in this section.

###### **14. Net Position – Net Investment in Capital Assets**

The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of bonds, notes or other borrowings that are attributable to the acquisition, construction or improvements of those assets and any deferred losses on bond refunding.

###### **15. Net Position – Restricted**

The Authority's statement of net position reports a restriction on net position that is maintained for a specific purpose. The nature and purpose of this restriction represent, in accordance with legal restrictions, amounts for payment of principal and interest maturing in later years.

###### **16. Net Position – Unrestricted**

This category represents the net position of the Authority, which is not restricted for any project or other purpose.

##### **D. Revenues and Expenses**

###### **1. Operating Revenues and Expenses**

Operating revenues are recorded when earned and expenses are recorded when incurred. Revenues and expenses relating to the Authority's property and operations included wharfage, dockage, line handling, water services, crane rentals, property leases, commercial vehicle, parks and recreation entrance and usage fees, fire training, parking fees and other port services. All other revenues and expenses are classified as non-operating.

###### **2. Grants**

Grants restricted for capital acquisition and construction are recorded as capital contributions. Other grant revenue is classified as non-operating revenue. They are considered earned when all applicable eligibility requirements have been met, and it is earned by the Authority.

##### **E. Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows, liabilities and deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

## **Canaveral Port Authority**

### **Notes to Financial Statements**

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#### **Note 2. Budgetary Information**

The Authority's Enabling Act requires adoption of an annual operating budget. The Board adopts an annual operating and capital improvement budget resolution prior to September 30, for the next ensuing fiscal year. The Authority's budgets are prepared on the accrual basis of accounting which is consistent with U.S. GAAP. Operating budgets for the enterprise fund are based on the level of service expectations. Capital improvement projects are budgeted to provide control over authorized project expenses and ensure legal compliance.

Budget control is maintained at the departmental level. Actions which change the annual budget must be authorized by the Board. Budget amounts have been adjusted for legally authorized revisions of the annual budgets approved during the year.

The Authority has statutory authority to levy ad valorem taxes up to three (3) mills annually on all taxable property within the Authority's district boundaries for operation, maintenance, and improvement of Authority facilities. The Authority has not levied property taxes since 1986 and does not expect to do so in the foreseeable future.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes

##### A. Cash and Cash Equivalents and Investments

On September 30, 2024, the carrying amount of the Authority's recorded deposits with financial institutions was \$63,429,705, and the bank balance was \$62,614,360. In addition, the Authority held \$500 of petty cash on September 30, 2024.

The investing of public funds in Florida PRIME is governed by Section 218.407, Florida Statutes. Florida PRIME is under the regulatory oversight of the state of Florida. This investment pool consists of bank instruments, asset-backed securities, and commercial paper. The pool operates as a money market fund but is classified as an external investment pool. The weighted average days to maturity of Florida PRIME was 45 days as of September 30, 2024. On September 30, 2024, the Authority had \$39,251,090 invested in Florida PRIME.

As of September 30, 2024, cash equivalents placed in money market accounts with PALM was \$98,360,939.

Florida Statutes, Chapter 280, Florida Security for Public Deposit Act (the Act) prescribes that the deposit authority of the Authority's policy conforms to state statute. Deposits whose value exceeds the limits of the Federal Depository Insurance Corporation (FDIC) are entirely insured or collateralized pursuant to the Act. Under the Act, every qualified public depository shall deposit with the Florida Treasury, eligible collateral of the depository to be held subject to his or her order. The Florida Treasurer, by rule, shall establish minimum required collateral pledging levels. The pledging level may range from 25% to 200% of the average monthly balance of public deposits with an approved financial institution. The Public Deposit Security Trust Funds (Florida PRIME and PALM) have a procedure to allocate and recover losses in the event of default or insolvency. The Authority depositories at year-end were designated as qualified public depositories. All bank balances were covered by the FDIC and the banks' participation in the Act.

On September 30, all cash and cash equivalents were as follows:

Deposits with financial institutions	\$ 63,429,705
Deposits with Florida PRIME	39,251,090
Deposits with PALM	<u>98,360,939</u>

Total cash and cash equivalents	<u><u>\$ 201,041,734</u></u>
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Reconciliation to the statement of net position:

Cash and cash equivalents, current	\$ 184,959,046
Cash and cash equivalents, current - restricted	2,978,641
Cash and cash equivalents, noncurrent	<u>13,104,047</u>

Total cash and cash equivalents	<u><u>\$ 201,041,734</u></u>
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#### **Credit Risk**

The Authority's investment policy addresses credit risk by restricting the types of investments in which it can invest, consistent with limitations defined in Florida Statutes 218.415.



## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### A. Cash and Cash Equivalents and Investments (Continued)

Credit risk is the risk that a security or a portfolio will lose some or all its value due to a real or perceived change in the ability of the issuer to repay its debt. This risk is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority's investment policy permits the following investments, which are limited to credit quality ratings from nationally recognized rating agencies as described below:

- Commercial paper of any United States company or foreign company domiciled in the United States that is rated, at the time of purchase, "Prime-1" by Moody's and "A-1" by Standard & Poor's (prime commercial paper), or equivalent, as provided by two nationally recognized rating agencies. If the commercial paper is backed by a letter of credit (LOC), the long-term debt of the LOC provider must be rated "A" or better by at least two nationally recognized rating agencies.
- Local Intergovernmental Pools with the highest fund quality rating of AAAM or equivalent. Florida PRIME and PALM were rated AAAM by Standard & Poor's on September 30, 2024.
- Corporate bonds issued by corporations organized and operating within the United States or by depository institutions licensed by the United States that have a long-term debt rating, at the time of purchase, at a minimum "A" by Moody's and a minimum long-term debt rating of "A" by Standard & Poor's, or equivalent as provided by two nationally recognized rating agencies.
- Supranational in which the U.S. is a shareholder and a voting member. Must have the highest short- or long-term credit rating as provided by a nationally recognized credit agency.

##### ***Custodial Credit Risk***

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

The Authority's investment policy requires securities to be held by a third-party custodian and be properly designated as an asset of the Authority and held in the Authority's name. As of September 30, 2024, the Authority's investment portfolio was held with a third-party custodian and designated as Authority assets and held in the Authority's name, as required by the Authority's investment policy.

##### ***Interest Rate Risk***

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. The longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. In accordance with the Authority's investment policy, investments should be invested to match investment maturities with known cash needs and anticipated cash flow requirements. The Authority's investment policy does not limit the maturities of investments to reduce the interest rate risk.

## Canaveral Port Authority

### Notes to Financial Statements

#### Note 3. Detail Notes (Continued)

##### A. Cash and Cash Equivalents and Investments (Continued)

##### Fair Value Measurements

On September 30, 2024, the Authority's summary of the fair value hierarchy of investments are as follows:

Investments	Amount	Fair Value Measurements Using		
		Quoted Prices in Active Market for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value Level:				
U.S. Government Securities	\$ 15,950,884	\$ 14,649,645	\$ 1,301,239	\$ -
Corporate Issues	10,169,443	-	10,169,443	-
Supranationals	784,925	-	784,925	-
Municipal Issues	102,799	-	102,799	-
Total Investments by Fair Value Level	<u>\$ 27,008,051</u>	<u>\$ 14,649,645</u>	<u>\$ 12,358,406</u>	<u>\$ -</u>

U.S. Government securities totaling \$14.6 million in fiscal year 2024 are classified in Level 1 of the fair value hierarchy and are valued using quoted prices in active markets.

U.S. Government securities totaling \$1.3 million, corporate issues totaling \$10.2 million, supranationals totaling \$785 thousand and municipal issues totaling \$103 thousand in fiscal year 2024 are classified in Level 2 of the fair value hierarchy and are valued using matrix pricing techniques maintained by various pricing vendors. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. The Authority has no investments classified in Level 3.

##### Concentration of Credit Risk

The Authority's investment policy does not specifically address the concentration of credit risk. However, the policy indicates that investments should be diversified to control the risk of loss resulting from overconcentration of assets.

On September 30, 2024, the Authority had the following investments:

Investment Type	Amount	Investment Maturities (in years)				Rating	Agency
		Less than 1	1-5	6-10	Over 10		
Investments:							
U.S. Government Securities	\$ 15,950,884	\$ 7,415	\$ 15,837,215	\$ 106,254	\$ -	AAA	S&P
Corporate Issues	10,169,443	179,713	9,989,730	-	-	A-AAA	S&P
Supranationals	784,925	-	784,925	-	-	AA	S&P
Municipal Issues	102,799	102,799	-	-	-	AAA	S&P
Total	<u>\$ 27,008,051</u>	<u>\$ 289,927</u>	<u>\$ 26,611,870</u>	<u>\$ 106,254</u>	<u>\$ -</u>		

The Authority is required to disclose, by amount and issuer, investments in any one issuer that represent 5% or more of total investments. At this time, the Authority's investments do not include any one issuer over 5% of total investments on September 30, 2024.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### B. Restricted Cash and Cash Equivalents

Debt service and bond reserves are set aside for payment of revenue bonds and are classified as restricted cash and cash equivalents and restricted investments since their use is limited by applicable bond indentures.

Debt service reserve	\$ 2,978,641
Bond reserve	13,104,047
Total	<u>\$ 16,082,688</u>

##### C. Leases

The Authority has entered into various lessor arrangements with tenants for the use of warehouses, terminals, offices and land at the port. For the purpose of the GASB 87, the lessor leases have been categorized as follows:

- GASB 87 – Included Leases
- GASB 87 – Excluded - Regulated Leases
- GASB 87 – Excluded - Short-Term Leases

##### 1. GASB 87 Leases – Included

The incremental borrowing rates ranging from 3.00% to 3.08% is used to discount the expected lease receipts to present value. As of September 30, 2024, lease receivable is \$41.2 million (\$3.7 million current assets; \$37.5 million non-current assets) relating to fifty-six (56) leases, with interest income of \$1.3 million related to the lease payments received and included in fees and charges for services on the statement of revenues, expenses and changes in net position.

As of September 30, 2024, deferred inflows are \$38.8 million, and recognized revenues are \$4.6 million.

Future payments included in the measurement of the lease receivable, as of September 30, 2024, are as follows:

	Principal	Interest	Total
2025	\$ 3,674,714	\$ 1,118,547	\$ 4,793,261
2026	3,390,387	1,014,780	4,405,167
2027	3,094,146	918,003	4,012,149
2028	2,901,391	833,723	3,735,114
2029	2,995,161	747,796	3,742,957
2030 to 2034	9,451,971	2,615,136	12,067,107
2035 to 2039	2,883,141	1,966,999	4,850,140
2040 to 2044	1,867,799	1,718,380	3,586,179
2045 to 2049	1,920,307	1,544,048	3,464,355
2050 and Thereafter	9,035,303	9,464,210	18,499,513
Total	<u>\$ 41,214,320</u>	<u>\$ 21,941,622</u>	<u>\$ 63,155,942</u>

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### C. Leases (Continued)

##### 2. GASB 87 Leases – Excluded – Regulated Leases and Short-Term Leases

In accordance with GASB 87, the Authority does not recognize a lease receivable and a deferred inflow of resources for regulated leases and short-term leases. Regulated leases are certain leases that are subject to external laws, regulations or legal rulings. For the Authority, the Federal Maritime Commission regulates leases between ports and ocean carriers and other users. The Authority includes commercial cargo and cruise agreements as regulated leases. Short-term leases are certain leases that, at the commencement of the lease term, have a maximum possible term under the lease contract of 12 months (or less) including any options to extend. For the regulated agreements for fiscal year 2024, the total amount of inflows of resources was \$125,390,090 which includes minimum payments of \$38,554,864 and variable payments of \$86,835,226.

Future minimum payments for regulated leases and short-term leases are as follows:

Years Ending September 30:

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2025	\$	37,766,519
2026		52,471,958
2027		72,611,397
2028		68,976,795
2029		51,827,640
2030 to 2034		261,180,554
2035 to 2039		268,377,466
2040 to 2044		166,119,796
2045 to 2049		26,043,082
2050 to 2054		16,642,953
2055 to 2059		11,267,930
<b>Total</b>		<u><u>\$ 1,033,286,090</u></u>

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### D. Capital Assets

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

	Balance October 1, 2023	Increases	Decreases	Balance September 30, 2024
Capital assets, not being depreciated/amortized:				
Land	\$ 5,470,630	\$ -	\$ -	\$ 5,470,630
Construction in progress	43,190,749	115,687,007	(35,554,118)	123,323,638
Total capital assets, not being depreciated/amortized	<u>48,661,379</u>	<u>115,687,007</u>	<u>(35,554,118)</u>	<u>128,794,268</u>
Capital assets, being depreciated/amortized:				
Buildings	281,603,745	524,827	(3,109,564)	279,019,008
Improvements other than buildings	764,285,500	14,378,036	(12,773,042)	765,890,494
Equipment	124,147,106	15,639,154	(1,363,609)	138,422,651
Intangible assets	16,975,651	5,012,101	-	21,987,752
Total capital assets being depreciated/amortized	<u>1,187,012,002</u>	<u>35,554,118</u>	<u>(17,246,215)</u>	<u>1,205,319,905</u>
Less accumulated depreciation/amortization for:				
Buildings	(99,616,750)	(13,813,081)	2,461,869	(110,967,962)
Improvements other than buildings	(349,041,148)	(25,354,368)	12,520,597	(361,874,919)
Equipment	(94,208,132)	(7,419,782)	1,344,920	(100,282,994)
Intangible assets	(15,975,198)	(1,249,788)	-	(17,224,986)
Total accumulated depreciation/amortization	<u>(558,841,228)</u>	<u>(47,837,019)</u>	<u>16,327,386</u>	<u>(590,350,861)</u>
Total capital assets, being depreciated/ amortized, net	<u>628,170,774</u>	<u>(12,282,901)</u>	<u>(918,829)</u>	<u>614,969,044</u>
Capital assets, net	<u>\$ 676,832,153</u>	<u>\$ 103,404,106</u>	<u>\$ (36,472,947)</u>	<u>\$ 743,763,312</u>

Intangible assets include computer software, a trademark, and risk & port master plan.

##### E. Accounts Payable and Accrued Expenses

Accounts payable and accrued expenses are comprised of the following as of September 30:

Accounts and contracts payable	\$ 22,715,498
Retainage payable	2,863,260
Accrued payroll and employee benefits	2,202,568
	<u>\$ 27,781,326</u>

##### F. Other Liabilities

As required by GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*, the Authority recognizes certain remediation obligations in its financial statements. The Authority's staff, working in conjunction with outside environmental specialists, developed detailed plans and cost estimates for the pollution remediation. The total estimated and recorded liabilities for the remediation on September 30, 2024, are \$637,156. Such amounts are recorded as a component of accounts payable as accrued expenses in the statement of net position.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### G. Revenue Bonds and Direct Borrowing Bonds

Revenue bonds are bonds that are offered for public sale. Direct borrowing bonds are bonds negotiated between the Authority and a bank. The revenue bonds are secured by and payable from the gross operating revenues of the Authority. The proceeds of these issues were used for capital improvements and refunding certain outstanding issues of the Authority.

The resolutions applicable to the revenue bonds require the establishment of various bond principal and interest-sinking funds and reserve accounts with various requirements for deposits. These requirements have been met for the fiscal year ended September 30, 2024. Premiums associated with bonds are amortized on a straight-line basis, which approximates the effective interest method, over the term of the debt issue.

The direct placement debt includes an event of default with finance-related consequences. An event of default is considered to occur if the Authority fails to make debt service payments on the direct placement debt, or defaults on other Authority debt obligations. In the event of default, the direct placement debt includes a default rate of interest that will increase by 6% - 8% points in excess of the prime rate as defined in the bond documents.

A summary of long-term debt on September 30, 2024, is as follows:

##### Revenue Bonds

Port Improvement and Refunding Revenue Bonds, Series 2016C	\$ 32,320,000
Port Improvement Revenue Bonds, Series 2016D	27,145,000
Port Improvement Revenue Bonds, Series 2018A	44,995,000
Port Improvement Revenue Bonds, Series 2018B	30,000,000
Subtotal revenue bonds	<u>134,460,000</u>

##### Direct Borrowing Bonds

Port Revenue Refunding Bonds, Series 2016A	17,595,000
Port Revenue Refunding Bonds, Series 2016B	31,000,000
Port Improvement Revenue Bonds, Series 2018C	31,950,000
Port Revenue Refunding Bonds, Series 2019A	4,703,000
Port Revenue Refunding Bonds, Series 2019B	8,099,000
Port Revenue Refunding Bonds, Series 2019C	47,756,000
Port Revenue Refunding Bonds, Series 2019D	29,383,000
Port Improvement Revenue Bonds, Series 2020A	30,740,000
	<u>201,226,000</u>

Total revenue and direct borrowing bonds	335,686,000
Plus: unamortized premiums	4,756,997
Less: current maturities	(17,296,000)
Revenue bonds and direct borrowing bonds, less current portion	<u>\$ 323,146,997</u>

## **Canaveral Port Authority**

### **Notes to Financial Statements**

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#### **Note 3. Detail Notes (Continued)**

##### **G. Revenue Bonds and Direct Borrowing Bonds (Continued)**

###### **PORT REVENUE REFUNDING BONDS, SERIES 2016A**

On May 26, 2016, the Authority issued Port Revenue Refunding Bonds, Series 2016A (Series 2016A), in the principal amount of \$24,070,000: (i) to finance various cruise terminal improvements and other capital improvements and other capital investments previously financed using short-term funds, and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2016A bonds bear interest at a fixed rate of 2.35% per annum, payable semiannually on June 1 and December 1. The principal is due annually beginning with a June 1, 2022, amount of \$2,100,000, and a final payment of \$2,695,000 in 2031.

###### **PORT REVENUE REFUNDING BONDS, SERIES 2016B**

On August 25, 2016, the Authority issued Port Revenue Refunding Bonds, Series 2016B (Series 2016B), in the principal amount of \$38,000,000: (i) to finance various cruise terminal improvements and other capital investments, a portion of which may have been previously financed using short-term funds, and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2016B bonds bear interest at a fixed rate of 2.19% per annum, payable semiannually on June 1 and December 1. Principal is due annually beginning with a June 1, 2022, amount of \$1,775,000, and a final payment of \$5,040,000 in 2031.

###### **PORT IMPROVEMENT AND REVENUE REFUNDING BONDS, SERIES 2016C**

On November 15, 2016, the Authority issued Port Improvement and Revenue Refunding Bonds, Series 2016C (Series 2016C), in the principal amount of \$37,450,000: (i) to refund the Authority's \$16,915,000 Port Revenue Refunding Bonds, Series 2006A, in which the outstanding amount was \$9,760,000 and was redeemed on December 20, 2016, (ii) to currently refund all of the Authority's Port Revenue Bonds Series 2006B in the amount of \$1,330,000, (iii) to finance various cruise terminal improvements and a centralized maintenance and processing warehouse and (iv) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2016C bonds bear interest at rates ranging from 3.00% to 5.00% per annum, payable semiannually on June 1 and December 1. The principal is due annually beginning with a June 1, 2017, amount of \$315,000, and a final payment of \$2,650,000 in 2046.

The Series 2016C bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after June 1, 2026, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2016C bonds to be redeemed, plus accrued interest to the redemption date.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### G. Revenue Bonds and Direct Borrowing Bonds (Continued)

###### PORT IMPROVEMENT REVENUE BONDS, SERIES 2016D

On November 15, 2016, the Authority issued Port Improvement Revenue Bonds, Series 2016D (Series 2016D), in the principal amount of \$27,145,000: (i) to finance an auto processing facility and vehicle staging area with roadway improvements, and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2016D bonds bear interest at rates ranging from 4.494% to 4.654% per annum, payable semiannually on June 1 and December 1. The principal is due annually, beginning with a June 1, 2032, amount of \$1,300,000, and a final payment of \$2,440,000 in 2046.

The Series 2016D bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after June 1, 2026, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2016D bonds to be redeemed, plus accrued interest to the redemption date.

###### PORT IMPROVEMENT REVENUE BONDS, SERIES 2018A

On December 13, 2018, the Authority issued Port Improvement Revenue Bonds, Series 2018A (Series 2018A), in the principal amount of \$44,995,000: (i) to finance the construction of a cruise terminal (the 2018 Project – Cruise Terminal), and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2018A bonds bear interest at a rate of 5% per annum, payable semiannually on June 1 and December 1. The principal is due annually beginning on June 1, 2039, with an amount of \$5,965,000, and a final payment of \$4,440,000 in 2045.

The Series 2018A bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after June 1, 2028, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2018A bonds to be redeemed, plus accrued interest to the redemption date.

###### PORT IMPROVEMENT REVENUE BONDS, SERIES 2018B

On December 13, 2018, the Authority issued Port Improvement Revenue Bonds, Series 2018B (Series 2018B), in the principal amount of \$30,000,000: (i) to finance the construction of a parking garage (the 2018 Project – Parking Garage), and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2018B bonds bear interest at a rate of 5% per annum, payable semiannually on June 1 and December 1. The principal is due annually beginning with a June 1, 2045, amount of \$3,550,000, and a final payment of \$9,250,000 in 2048.

The Series 2018B bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after June 1, 2028, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2018B bonds to be redeemed, plus accrued interest to the redemption date.



## **Canaveral Port Authority**

### **Notes to Financial Statements**

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#### **Note 3. Detail Notes (Continued)**

##### **G. Revenue Bonds and Direct Borrowing Bonds (Continued)**

###### **PORT IMPROVEMENT REVENUE BONDS, SERIES 2018C**

On December 21, 2018, the Authority issued Port Improvement Revenue Bonds, Series 2018C (Series 2018C), in the principal amount of \$37,000,000: (i) to finance the construction of a cruise terminal (the 2018 Project – Cruise Terminal), and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds.

The Series 2018C bonds bear interest at a rate of 3.41% per annum, payable semiannually on June 1 and December 1. The principal is due annually beginning with a June 1, 2020, amount of \$945,000, and a final payment of \$4,970,000 in 2038.

The Series 2018C bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after December 1, 2028, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2018C bonds to be redeemed, plus accrued interest to the redemption date.

###### **PORT REVENUE REFUNDING BONDS, SERIES 2019A**

On December 3, 2019, the Authority issued Port Revenue Refunding Bonds, Series 2019A (Series 2019A), in the principal amount of \$10,106,000: (i) to refund the Port Improvement Revenue Bonds, Series 2013 in which the outstanding amount was \$10,084,000, and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds. The refunding reduces the Authority's aggregate debt service payments by \$665,801, resulting in a present value savings of \$574,787.

The Series 2019A bonds bear interest at a fixed rate of 1.76% per annum, payable semi-annually on June 1 and December 1. The principal is due semi-annually beginning with June 1, 2020, an amount of \$1,019,000, and a final payment of \$603,000 in 2028.

###### **PORT REVENUE REFUNDING BONDS, SERIES 2019B**

On December 3, 2019, the Authority issued Port Revenue Refunding Bonds, Series 2019B (Series 2019B), in the principal amount of \$32,404,000: (i) to refund the Port Improvement Revenue Bonds, Series 2010 in which the outstanding amount was \$14,513,849, (ii) to refund the Port Improvement Revenue Bonds, Series 2013A in which the outstanding amount was \$17,829,000, and (iii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds. The refunding reduces the system's aggregate debt service payments by \$1,665,351, resulting in a present value savings of \$1,416,788.

The Series 2019B bonds bear interest at a fixed rate of 1.73% per annum, payable semi-annually on June 1 and December 1. Principal is due semi-annually beginning with a June 1, 2020, amount of \$5,337,000, and a final payment of \$1,039,000 in 2028.

## **Canaveral Port Authority**

### **Notes to Financial Statements**

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#### **Note 3. Detail Notes (Continued)**

##### **G. Revenue Bonds and Direct Borrowing Bonds (Continued)**

###### **PORT REVENUE REFUNDING BONDS, SERIES 2019C**

On December 3, 2019, the Authority issued Port Revenue Refunding Bonds, Series 2019C (Series 2019C), in the principal amount of \$56,947,000: (i) to refund \$56,843,500 of the Port Improvement Revenue Bonds, Series 2014, and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds. The refunding reduces the Authority's aggregate debt service payments by \$8,326,022, resulting in a present value savings of \$7,271,603.

The Series 2019C bonds bear interest at a fixed rate of 1.87% per annum, payable semi-annually on June 1 and December 1. The principal is due semi-annually beginning with a June 1, 2020, amount of \$1,082,000, and a final payment of \$3,066,000 in 2034.

The Series 2019C bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after December 1, 2029, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2019C bonds to be redeemed, plus accrued interest to the redemption date.

###### **PORT REVENUE REFUNDING BONDS, SERIES 2019D**

On December 3, 2019, the Authority issued Port Revenue Refunding Bonds, Series 2019D (Series 2019D), in the principal amount of \$35,047,000: (i) to refund \$34,980,707 of the Port Improvement Revenue Bonds, Series 2014, and (ii) to pay bond issuance costs. Gross revenues are pledged for repayment of these bonds. The refunding reduces the Authority's aggregate debt service payments by \$5,038,911, resulting in a present value savings of \$4,400,523.

The Series 2019D bonds bear interest at a fixed rate of 1.89% per annum, payable semi-annually on June 1 and December 1. The principal is due semi-annually beginning with a June 1, 2020, amount of \$657,000, and a final payment of \$1,874,000 in 2034.

The Series 2019D bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after December 1, 2029, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2019D bonds to be redeemed, plus accrued interest to the redemption date.

###### **PORT IMPROVEMENT REVENUE BONDS, SERIES 2020A**

On March 11, 2020, the Authority issued Port Improvement Revenue Bonds, Series 2020A (Series 2020A), in the principal amount of \$36,000,000 to finance the construction of cruise terminal improvements. Gross revenues are pledged for repayment of these bonds.

The Series 2020A bonds bear interest at a fixed rate of 2.47% per annum, payable semi-annually on June 1 and December 1. The principal is due semi-annually beginning with a June 1, 2021, amount of \$725,000, and a final payment of \$1,155,000 in 2040.

The Series 2020A bonds are subject to redemption prior to their respective dates of maturity, at any time, on or after March 11, 2025, at the option of the Authority, in whole or in part, at redemption price equal to 100% of the principal amount of the Series 2020A bonds to be redeemed, plus accrued interest to the redemption date.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

#### G. Revenue Bonds and Direct Borrowing Bonds (Continued)

##### FUTURE MATURITIES

Future maturities requirements for all outstanding revenue bonds payable, as of September 30, 2024, are as follows:

	Revenue Bonds		Direct Borrowing Bonds		Total
	Principal	Interest	Principal	Interest	
2025	\$ 780,000	\$ 6,280,465	\$ 16,516,000	\$ 4,565,656	\$ 28,142,121
2026	825,000	6,241,465	16,869,000	4,210,882	28,146,347
2027	-	6,200,215	18,344,000	3,848,204	28,392,419
2028	-	6,200,215	18,760,000	3,453,072	28,413,287
2029	-	6,200,215	19,450,000	3,046,158	28,696,373
2030 to 2034	8,915,000	30,667,374	79,412,000	9,225,677	128,220,051
2035 to 2039	23,420,000	27,845,445	29,580,000	2,660,688	83,506,133
2040 to 2044	56,110,000	18,977,462	2,295,000	42,608	77,425,070
2045 to 2048	44,410,000	5,059,552	-	-	49,469,552
	<u>\$ 134,460,000</u>	<u>\$ 113,672,408</u>	<u>\$ 201,226,000</u>	<u>\$ 31,052,945</u>	<u>\$ 480,411,353</u>

The pledged revenue recognized during fiscal year 2024 was \$191,851,555. The amount of the pledge is equal to the remaining principal and interest payments. The bonds may be redeemed at the option of the Authority.

#### H. Lines of Credit

##### PNC Bank

As of September 30, 2024, the Authority has an agreement with PNC Bank for a line of credit not to exceed \$30,000,000 with a maturity date of December 15, 2025. This line of credit is used to provide bridge financing for capital projects. The taxable interest rate is the one-month term Secured Overnight Financing Rate (SOFR) plus 0.63%. The tax-exempt rate is 79% of one-month term SOFR, plus 0.56%. The line of credit balance on September 30, 2024, was \$16,000,000.

##### Truist Bank

As of September 30, 2024, the Authority has an agreement with Truist Bank for a line of credit not to exceed \$20,000,000 with a maturity date of October 10, 2025. This line of credit is used to provide bridge financing for capital projects. The taxable interest rate is the one-month term SOFR plus 0.65%. The line of credit balance on September 30, 2024, was \$5,000,000.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### I. Changes in Long-Term Liabilities

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

	Balance October 1, 2023	Additions	Reductions	Balance September 30, 2024	Due Within One Year
Revenue bonds	\$ 135,205,000	\$ -	\$ (745,000)	\$ 134,460,000	\$ 780,000
Direct borrowing bonds	217,391,000	-	(16,165,000)	201,226,000	16,516,000
Unamortized bond premiums	4,999,979	-	(242,982)	4,756,997	-
Lines of credit	21,000,000	-	-	21,000,000	-
Compensated absences	1,672,476	5,506 *	-	1,677,982	-
Other liabilities	7,198,955	1,232,467	(4,430,900)	4,000,522	2,591,415
Long-term liabilities	<u>\$ 387,467,410</u>	<u>\$ 1,237,973</u>	<u>\$ (21,583,882)</u>	<u>\$ 367,121,501</u>	<u>\$ 19,887,415</u>

\*The change in the compensated absences liability is presented as net change

##### J. Restricted Net Position

The following schedule lists the amounts of net position that are restricted as of September 30, 2024, in accordance with the provisions of the respective bond indentures. These amounts represent restricted assets, less certain current liabilities payable from restricted assets included in the various debt service, reserve, bond and interest sinking fund accounts.

Bond Reserve	
Series 2016C	\$ 3,034,923
Series 2016D	2,199,813
Series 2018A	5,102,166
Series 2018B	2,767,145
Total debt service restrictions	<u>\$ 13,104,047</u>

##### K. Defined Contribution Plan

Effective January 1, 1996, the Authority adopted Resolution 96-12, pursuant to 95-338 Laws of Florida, whereby the Authority revoked its participation in the Florida Retirement System and established the Canaveral Port Authority Defined Contribution Plan and Trust (the Plan) for employees hired after January 1, 1996.

The Plan is administered by the Authority as a Qualified Retirement Plan as defined by Section 401 (a) of the Internal Revenue Code. Plan provisions and contribution requirements are established and may be amended by the Board. The Authority contributes 10.77% of the employees' eligible compensation to the Plan; employee contributions to the Plan are not permitted. The amount of covered payroll by the Plan for the year ended September 30, 2024, was \$20,933,098. The amount of retirement expense related to the Plan for the year ended September 30, 2024, was \$2,259,692.

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### L. Other Post-Employment Benefits (OPEB)

###### (a) Description of OPEB Plans

**Plan description:** The Authority administers a single employer defined benefit healthcare plan (the Healthcare Plan) that provides health care benefits, including medical coverage and prescription drug benefits, to its employees and their eligible dependents. Pursuant to Section 112.0801 Florida Statutes, the Authority is required to provide eligible retirees (as defined in the Authority's ordinances) with the opportunity to participate in this Healthcare Plan at the same cost that is applicable to active employees.

Employees who are active participants in the Healthcare Plan at the time of retirement and are either aged 62 with a completion of six years of service or have 30 years of service are eligible to receive benefits. Below is a summary of the Healthcare Plan's membership as of September 30:

###### Plan Membership

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Active	179
Inactive, receiving benefits	1
Total membership	<u>180</u>

The Board can only amend benefit provisions. The Board approves the Authority's annual budget and, therefore, indirectly approves the annual costs associated with the Healthcare Plan. The Authority has not established a trust fund for the Healthcare Plan and there are no assets accumulated in a trust. The Authority does not issue standalone financial statements for the Healthcare Plan. All financial information related to the Healthcare Plan is accounted for in the Authority's basic financial statements.

For the year ended September 30, 2024, the amount of benefits paid by the Authority for the Healthcare Plan was \$53,525.

###### (b) Measurement of Total OPEB Liability

The Authority's total OPEB liability for the Healthcare Plan was determined using the following measurement dates and actuarial assumptions as of September 30, 2024:

Measurement date	09/30/2023
Actuarial valuation date	10/01/2022
Healthcare cost trend rate	6.5% for 2024 graded down by 0.5% per year to 5.0% in 2027
Discount rate	4.91%
Mortality tables used	PUB-2010 Combined Mortality Table with fully generational improvements in mortality using Scale MP-2020

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### L. Other Post-Employment Benefits (Continued)

Multiple healthcare cost trend rate assumptions were used for different benefit components and participant groups (pre-65 and post-65 age groups). The current rates used to calculate the total OPEB liability as of September 30, 2024, are as follows:

Year	
2023 to 2024	6.5%
2024 to 2025	6.0%
2025 to 2026	5.5%
2026 to 2027	5.0%

As of the measurement date, September 30, 2024, the Authority did not have any assets accumulated in a trust that was dedicated to providing benefits to Healthcare Plan members.

##### (c) Changes in Total OPEB Liability

Changes in the Healthcare Plan total OPEB liability for the fiscal year ending September 30, 2024, based on the measurement date, are as follows:

Balance, beginning of year	\$ 1,260,298
Changes for the year:	
Service cost	155,888
Expected interest growth	68,236
Demographic experience	(23,886)
Assumption changes	(85,640)
Benefit payments	(53,525)
Net change	61,073
Balance, end of year	\$ 1,321,371

##### (d) OPEB Expense

For the year ended September 30, 2024, the amount of OPEB expense recognized by the Authority was a credit of \$10,631.

**Canaveral Port Authority**

**Notes to Financial Statements**

**Note 3. Detail Notes (Continued)**

**L. Other Post-Employment Benefits (Continued)**

**(e) OPEB Deferred Outflows and Inflows of Resources**

Changes in the OPEB deferred outflows and inflows of resources for the fiscal year ended September 30, 2024, are as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Demographic gain/loss	\$ 137,636	\$ 482,968
Assumption changes	218,388	901,554
Total	<u>\$ 356,024</u>	<u>\$ 1,384,522</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in pension expense as follows:

Years Ending September 30:	Deferred Outflows (Inflows)
2025	\$ (137,133)
2026	(137,133)
2027	(137,133)
2028	(137,133)
2029	(137,133)
Thereafter	(342,833)
	<u>\$ (1,028,498)</u>

**(f) Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate and Discount Rate**

**i) Healthcare Cost Trend Sensitivity**

The following presents the total OPEB liability for the Healthcare Plan, calculated using healthcare cost trend rates as of September 30, 2024, as well as what the total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than the current rates, as of the Healthcare Plan's measurement date:

	Trend Rate	Total OPEB Liability		
		1% Decrease	Current Rate	1% Increase
As of September 30, 2024	6.50%	<u>\$ 1,207,129</u>	<u>\$ 1,321,371</u>	<u>\$ 1,573,862</u>

## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 3. Detail Notes (Continued)

##### L. Other Post-Employment Benefits (Continued)

###### ii) Discount Rate Sensitivity

The discount rate was based on the return on the S&P Municipal Bond 20-year High Index as of the measurement date. The following presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentagepoint higher than the current discount rate:

	Discount Rate	Total OPEB Liability		
		1% Decrease	Current Rate	1% Increase
As of September 30, 2024	4.91%	\$ 1,515,852	\$ 1,321,371	\$ 1,250,458

##### M. Major Customers

Gross revenues from the top three companies totaled \$38,805,260, \$33,487,145 and \$19,033,625 in 2024, respectively. The top three are cruise companies. On September 30, 2024, the outstanding trade accounts receivable balances of these three companies amounted to \$2,328,457, \$1,715 and \$718,907, respectively.

##### N. Risk Management

The Authority purchases commercial insurance to cover the risk of loss for general liability, property and casualty, comprehensive crime and flood and fire.

The Authority is exposed to various risks and losses related to alleged torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority manages the exposure to these risks through the purchase of commercial insurance.

In the past three years, there have been no claims that have exceeded the Authority's insurance coverage.

##### O. Concentration – Collective Bargaining Unit

Substantially all the Authority's non-management public safety, parking operations, enforcement, support, maintenance, supply, and safety employees are covered by a collective bargaining agreement, which is in effect through September 30, 2028.

##### P. Capital Contributions

For the year ended September 30, 2024, the Authority recognized capital contributions of \$14,646,267, composed primarily of federal and state grants used for various capital projects.



## Canaveral Port Authority

### Notes to Financial Statements

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#### Note 4. Commitments and Contingencies

##### A. Construction

Commitments for the repair, modification, improvements, materials and new construction of Authority owned property on September 30, 2024, totaled \$59,497,047.

##### B. Litigation

The Authority is named as a defendant in various other lawsuits. The outcome of the lawsuits is not determinable currently. It is the opinion of management and of the Authority's legal counsel that the resolution of these matters will not have a material adverse effect on the financial condition of the Authority.

##### C. Grants Programs

The Authority participates in federal, and state assisted grant programs that are subject to review and audit by the grantor agencies. Entitlement to these resources is conditional upon compliance with the terms and conditions of the grant agreements and applicable federal and state regulations. Any disallowance resulting from a regulatory audit may become a liability to the Authority. Assessments from such audits, if any, are recorded when the amounts of such assessments become reasonably determinable.

#### Note 5. Future Accounting Pronouncements

GASB has issued the following statements that will become effective in future years. Management has not yet determined the effects, if any, of these statements on the financial statements of the Authority.

- GASB Statement No. 101, *Compensated Absences*, was issued in June 2022 and will be effective for the Authority in fiscal year 2025. The objective of this statement is to better meet the information needs of financial statement users by the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.
- GASB Statement No. 102, *Certain Risk Disclosures*, was issued in December 2023 and will be effective for the Authority in fiscal year 2025. The objective of this statement is to better meet the information needs of financial statement users by providing enhanced disclosure about risks related to a government's vulnerabilities due to certain concentrations or constraints.
- GASB Statement No. 103, *Financial Reporting Model Improvements*, was issued in April 2024 and will be effective for the Authority in fiscal year 2026. The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, was issued in September 2024 and will be effective for the Authority in fiscal year 2026. The objective of this statement is to provide the users of government financial statements with essential information about certain types of capital assets. This statement requires certain types of capital assets to be disclosed separately in the capital asset note disclosures required by GASB Statement No. 34, *Basic Financial Statements and Management Discussions and Analysis for State and Local Governments*. This statement also requires additional disclosures for capital assets held for sale.

**REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)**

**Canaveral Port Authority**

**Schedule of Changes in Total OPEB Liability (Unaudited)  
Last Ten Fiscal Years\***

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability							
Service cost	\$ 155,888	\$ 142,621	\$ 180,797	\$ 352,677	\$ 178,370	\$ 201,759	\$ 248,419
Interest	68,236	78,034	61,112	39,680	63,761	63,691	51,675
Demographic experience	(23,886)	35,142	(506,672)	136,185	(30,559)	(311,536)	-
Assumption changes	(85,640)	(469,559)	(541,844)	345,945	(260,426)	155,090	-
Benefit payments	(53,525)	(38,070)	(30,584)	(53,126)	(51,263)	(57,314)	(35,371)
<b>Net change in total OPEB liability</b>	<b>61,073</b>	<b>(251,832)</b>	<b>(837,191)</b>	<b>821,361</b>	<b>(100,117)</b>	<b>51,690</b>	<b>264,723</b>
Total OPEB liability – beginning	1,260,298	1,512,130	2,349,321	1,527,960	1,628,077	1,576,387	1,311,664
Total OPEB liability – ending	<b>\$ 1,321,371</b>	<b>\$ 1,260,298</b>	<b>\$ 1,512,130</b>	<b>\$ 2,349,321</b>	<b>\$ 1,527,960</b>	<b>\$ 1,628,077</b>	<b>\$ 1,576,387</b>
Covered employee payroll	13,868,882	12,457,811	11,037,937	13,069,476	11,304,940	11,120,726	10,025,200
Total OPEB liability as a percentage of covered employee payroll	9.53%	10.12%	13.70%	17.98%	13.52%	14.64%	15.72%

\*Data reported for fiscal years above is based on the Authority's Healthcare Plan's measurement dates of September 30. Changes in the total OPEB liability for the fiscal years prior to 2018 were not available and accordingly, not included in the schedule. There are no assets accumulated in a trust to pay related benefits for the OPEB plan.

**SUPPLEMENTARY INFORMATION**

Canaveral Port Authority  
 Schedule of Expenditures of Federal Awards and State Financial Assistance  
 Fiscal Year Ended September 30, 2024

Federal Agency/Pass-through Entity/Program Title	Assistance Listing Number	Contract Number	Pass Through Entity Identifying Number	Federal Expenditures
<b>Federal Programs:</b>				
<u>U.S. Department of Homeland Security</u>				
Direct Programs:				
Port Security Grant Program	97.056	EMW-2022-PU-00191-S01	Not applicable	\$ 296,524
Port Security Grant Program	97.056	EMW-2021-PU-00248-S01	Not applicable	18,295
Total Port Security Grant Program				<u>314,819</u>
Passthrough State of Florida Division of Emergency Management:				
Disaster Grants - Public Assistance (Presidentially Declared Disasters) - Hurricane Nicole	97.036	PA-00-06-15-09-127	PA-00-06-15-09-127	31,776
Disaster Grants - Public Assistance (Presidentially Declared Disasters) - Hurricane Matthew	97.036	PA-U5-06-15-09-055	PA-U5-06-15-09-055	651,842
COVID-19 - Disaster Grants - Public Assistance (Presidentially Declared Disasters)	97.036	PA-00-06-15-09-243	PA-00-06-15-09-243	1,153
Total Disaster Grants - Public Assistance (Presidentially Declared Disasters)				<u>684,771</u>
<b>Total U.S. Department of Homeland Security</b>				<u>999,590</u>
<b>Total expenditures of federal awards</b>				<u><u>\$ 999,590</u></u>

(continued)

Canaveral Port Authority  
 Schedule of Expenditures of Federal Awards and State Financial Assistance (Continued)  
 Fiscal Year Ended September 30, 2024

<u>State Agency/Program Title/Grant Award Name</u>	<u>CSFA Number</u>	<u>Contract Number</u>	<u>State Expenditures</u>
<b>State Projects:</b>			
<u>Florida Department of Transportation</u>			
Seaport Grants:			
North Cargo Berth Improvements (Berth 8 & Uplands Pier Extension)	55.005	G2G06/440323-1-94-04	\$ 9,830,333
Port Canaveral's North Cargo Berth 3 Rehabilitation	55.005	G1P26/440323-2-A8-01	3,200,000
Port Canaveral's North Cargo Berth Improvement Initiative	55.005	G2B55/40323-1-94-05	1,483,861
Video Management System Addition	55.005	G2H16/412652-2-94-03	<u>132,072</u>
<b>Total Florida Department of Transportation</b>			<u>14,646,266</u>
<u>Florida Department of Environmental Protection</u>			
Canaveral Inlet Management Plan	37.003	20BE1	7,275
Canaveral Inlet Management Plan	37.003	24BE2	<u>20,972</u>
<b>Total Florida Department of Environmental Protection</b>			<u>28,247</u>
<b>Total expenditures of state financial assistance</b>			<u><u>\$ 14,674,513</u></u>
<b>Total expenditures of federal awards and state financial assistance</b>			<u><u>\$ 15,674,103</u></u>

See notes to Schedule of Expenditures of Federal Awards and State Financial Assistance.

## Canaveral Port Authority

### Notes to Schedule of Expenditures of Federal Awards and State Financial Assistance

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#### **Note 1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards and state financial assistance (the Schedule) includes the federal and state grant activity of the Canaveral Port Authority (the Authority), under programs of the federal and state government for the year ended September 30, 2024. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.650 *Rules of the Auditor General*. Because the Schedule presents only a selected portion of the operations of the Authority, they are not intended to and do not present the financial position, changes in net position, or cash flows of the Authority.

#### **Note 2. Summary of Significant Accounting Policies**

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance and Chapter 10.650, *Rules of the Auditor General*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

#### **Note 3. Indirect Cost Rate**

The Authority has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

#### **Note 4. Subrecipients**

The Authority did not make subawards of federal awards or state financial assistance during the year ended September 30, 2024.



## STATISTICAL SECTION



**STATISTICAL SECTION**  
(unaudited)

# CANAVERAL PORT AUTHORITY

## Statistical Section Narrative UNAUDITED

This section of the Authority's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and supplementary information says about the Authority's overall financial position. This information has not been audited.

	<b>PAGE</b>
<b>A. FINANCIAL TRENDS</b>	<b>41-50</b>

These schedules contain trend information to help the reader understand how the Authority's financial performance and well-being has changed over time. The Authority engages in business-type activities and presents revenues by major source and distinguishes between operating and non-operating revenues and expenses.

<b>B. REVENUE CAPACITY</b>	<b>51-56</b>
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These schedules contain information to help the reader assess the Authority's most significant revenue sources: cargo and cruise revenue.

<b>C. DEBT CAPACITY</b>	<b>57-59</b>
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These schedules present information that assists the reader in analyzing the affordability of the Authority's current levels of outstanding debt and the Authority's ability to issue additional debt in the future. Details regarding the Authority's outstanding debt can be found in the notes to the financial statements.

<b>D. DEMOGRAPHIC AND ECONOMIC INFORMATION</b>	<b>60-62</b>
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These schedules offer demographic and economic indicators that are commonly used for financial analysis and that can enhance one's understanding of the Authority's present and ongoing financial status.

<b>E. OPERATING INFORMATION</b>	<b>63-68</b>
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These schedules contain information about the Authority's operations and resources to help the reader understand how the Authority's financial information relates to the services it provides and the activities it performs.

Source: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year.

## Canaveral Port Authority

### Net Position (in thousands)

#### Fiscal Years ended September 30, 2015 through 2024

Fiscal Year		Net Investment in Capital Assets		Restricted for Debt Service		Unrestricted		Total
<b>2015</b>	*	\$ 301,897	\$	1,825	\$	23,161	\$	326,883
<b>2016</b>		305,846		1,825		28,982		336,653
<b>2017</b>	**	285,685		5,235		53,401		344,321
<b>2018</b>		287,311		5,235		65,568		358,114
<b>2019</b>	***	305,092		12,152		65,134		382,378
<b>2020</b>		290,424		12,361		63,538		366,323
<b>2021</b>		250,807		12,623		54,562		317,992
<b>2022</b>		273,281		12,771		117,049		403,101
<b>2023</b>		289,432		12,931		222,889		525,252
<b>2024</b>		365,479		13,104		232,900		611,483

\* Balances have been reclassified to conform to September 30, 2016 financial presentation.

\*\* Balances have been reclassified to conform to September 30, 2018 financial presentation.

\*\*\* Balances have been reclassified to conform to September 30, 2020 financial presentation.

## Canaveral Port Authority

### Operating Revenues by Source

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Dockage	Wharfage	Leases	Water	Parking	Line-handling	Recreation	Fire Training Facility	Commercial Vehicle	Miscellaneous	Total
<b>2015</b>	\$ 6,571,994	\$ 44,584,996	\$ 5,069,270	\$ 1,268,708	\$ 14,666,522	\$ 1,037,664	\$ 2,933,656	** \$ 175,657	\$ 654,018	\$ 742,718	\$ 77,705,203
<b>2016</b>	7,106,444	50,601,459	5,588,459	1,365,761	14,967,052	1,048,527	3,119,327	** 110,403	633,874	936,907	85,478,213
<b>2017</b>	7,837,207	54,173,635	* 6,914,194	1,459,841	16,739,081	1,160,118	2,686,091	** 112,847	1,104,587	1,091,918	* 93,279,519
<b>2018</b>	8,992,071	57,033,065	* 8,414,872	1,230,951	19,211,928	1,407,933	3,178,419	** 126,703	1,460,186	652,577	* 101,708,705
<b>2019</b>	8,695,601	60,457,528	9,252,306	1,175,649	19,604,009	1,254,120	3,314,067	** 207,812	1,584,389	965,951	106,511,432
<b>2020</b>	9,072,939	33,277,045	9,699,530	905,464	9,405,128	1,067,417	2,033,680	** 114,158	908,927	619,882	67,104,170
<b>2021</b>	8,279,495	9,855,931	9,258,649	412,511	1,876,428	903,220	3,181,606	** 182,801	40,701	557,952	34,549,294
<b>2022</b>	16,332,621	67,914,886	9,916,482	713,535	26,150,224	1,856,065	4,056,137	** 247,179	1,162,170	606,175	128,955,474
<b>2023</b>	18,194,138	111,442,773	10,883,416	707,692	41,302,548	2,219,386	3,941,774	** 360,749	1,877,940	869,239	191,799,655
<b>2024</b>	17,207,389	108,222,551	11,929,083	446,689	44,954,699	2,236,666	3,970,409	316,930	1,935,659	631,480	191,851,555

\* These items have been reclassified to conform to the September 30, 2019 financial statement presentation.

\*\* These items have been reclassified from Exploration Tower revenue to Recreation revenue.

## Canaveral Port Authority

### Operating Revenues by Activity

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Cruise	Cargo	Recreation	Leases	Ground Transportation	Other	Total
<b>2015</b>	\$ 63,006,688	\$ 5,123,196	\$ 2,500,239	\$ 5,069,270	\$ 654,018	\$ 1,351,792	\$ 77,705,203
<b>2016</b>	68,214,524	6,870,898	2,625,225	5,588,459	633,874	1,545,233	85,478,213
<b>2017</b>	72,799,989	8,569,893	2,686,091	6,914,194	1,104,587	1,204,765	93,279,519
<b>2018</b>	77,734,133	10,141,812	3,178,419	8,414,872	1,460,186	779,283	101,708,705
<b>2019</b>	81,914,307	9,272,598	3,314,067	9,252,306	1,584,389	1,173,765	106,511,432
<b>2020</b>	44,097,826	9,629,868	2,032,900	9,699,530	908,927	735,119	67,104,170
<b>2021</b>	10,184,479	11,143,105	3,181,606	9,258,649	40,701	740,754	34,549,294
<b>2022</b>	99,014,902	18,488,881	4,056,137	5,380,030 *	1,162,170	853,354	128,955,474
<b>2023</b>	158,015,193	20,538,883	3,941,774	6,195,877	1,877,940	1,229,988	191,799,655
<b>2024</b>	156,032,210	23,216,396	3,963,299	5,748,471	1,935,659	955,520	191,851,555

\* Beginning in FY22, rent from cargo tenants is reported as Cargo revenue. Prior to FY22, cargo rent was reported within Leases.

## Canaveral Port Authority

### Non-Operating Revenues

**Fiscal Years ended September 30, 2015 through 2024**

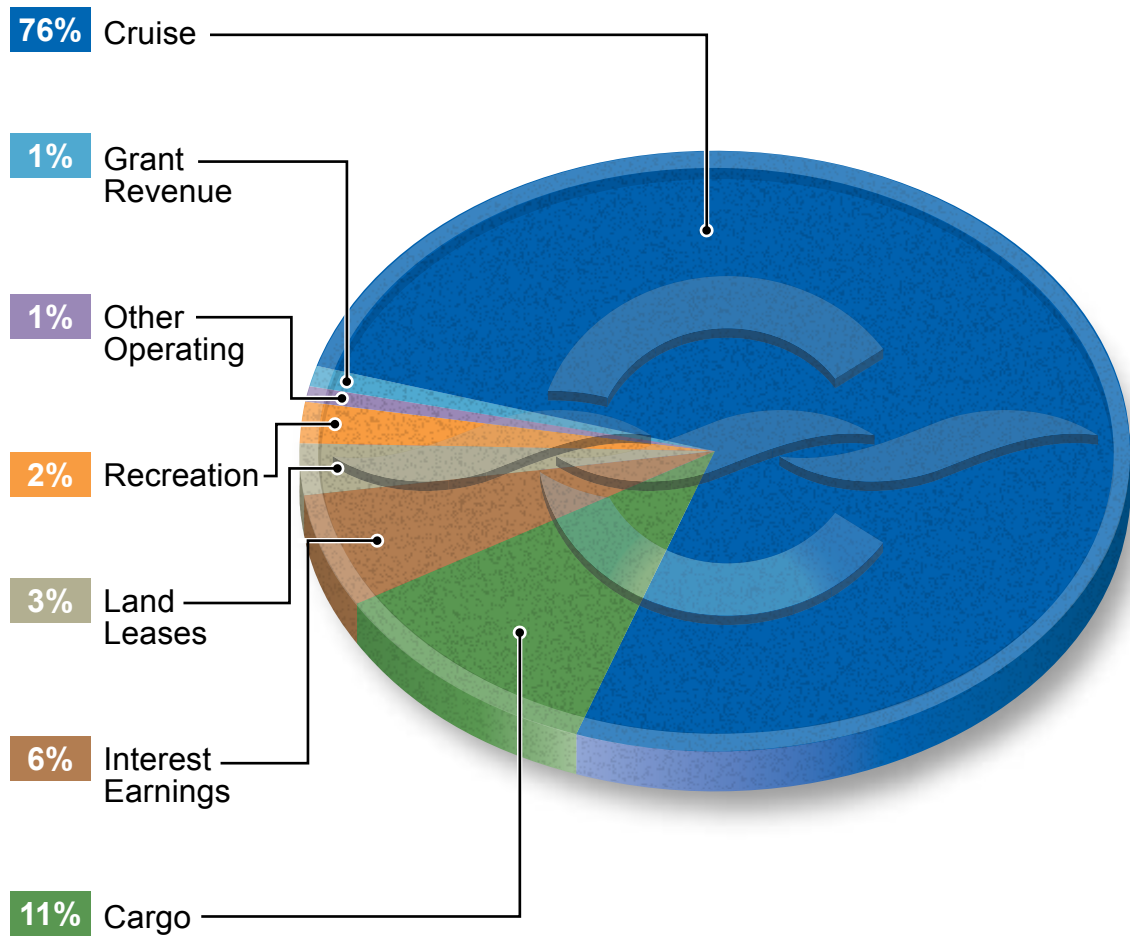
Fiscal Year	Interest Earnings	Grant Revenue	Other	Total
<b>2015</b>	\$ 193,291	\$ 73,179	\$ 107,814	\$ 374,284
<b>2016</b>	164,880	156,592	829,866	1,151,338
<b>2017</b>	445,598	288,411	3,998,937 *	4,732,946
<b>2018</b>	809,438	765,757	723,946	2,299,141
<b>2019</b>	3,412,808	567,455	704,596	4,684,859
<b>2020</b>	1,600,821	460,826	7,356	2,069,003
<b>2021</b>	217,578	15,440,776	2,953,254 **	18,611,608
<b>2022</b>	(804,109)	43,411,126	1,495,476	44,102,493
<b>2023</b>	7,063,893	15,006,995	147,102	22,217,990
<b>2024</b>	11,332,065	1,010,505	71,200	12,413,770

\* Included in this amount is a gain on sale of an asset for \$3.6M.

\*\* Included in this amount is a gain on sale of an asset for \$2.4M.

# Canaveral Port Authority

## Total Revenue by Activity - FY2024



**\$204,265,325**

## Canaveral Port Authority

### Operating Expenses (in thousands)

#### Fiscal Years ended September 30, 2015 through 2024

Fiscal Year	Operations	Facilities	Public Safety	Recreation	Fire Training	Commission	Executive	Finance & Accounting	Administrative Services	Engineering & Environmental	Business Development	Real Estate	Government & Strategic Communications	Depreciation	Amortization	Total
2015	\$ 5,602	\$ 8,502	\$ 7,543	\$ 2,224 **	\$ 197	\$ 311	\$ 1,403 *	\$ 1,530	\$ 4,579	\$ 1,970	\$ 1,517	\$ 519	\$ 863	\$ 31,507	\$ 1,719	\$ 69,986
2016	6,651	8,906	7,867	2,265 **	180	458	1,747 *	1,556	4,446	1,936	1,520	1,112	855	34,555	1,275	75,329
2017	6,944	10,604	8,676	2,089 **	190	327	1,522 *	1,655	5,854	5,633	1,174	630	1,118	38,515	365	85,296
2018	6,443	11,351	9,156	2,205 **	202	305	1,542	1,825	6,046	2,739	1,606	893	1,018	43,140	482	88,953
2019	9,217	10,773	9,701	2,221 **	299	332	1,829	1,717	6,501	2,556	1,714	798	1,179	38,554	531	87,922
2020	6,966	10,028	10,103	1,858 **	235	293	1,741	1,706	8,079	2,359	1,525	510	1,181	38,957	578	86,119
2021	2,958	8,278	9,078	1,659 **	238	266	1,714	1,643	7,446	1,712	736	492	939	49,078	611	86,848
2022	8,938	11,602	10,349	2,201 **	295	303	1,854	1,901	8,123	1,885	773	330	1,103	48,790	457	98,904
2023	13,278	14,254	11,414	2,167 **	385	339	2,184	2,032	9,846	2,315	990	380	1,396	47,387	468	108,835
2024	16,702	16,879	13,073	2,127	379	328	3,094	2,198	11,091	2,419	1,088	391	1,467	46,587	1,250	119,073

\* FY2017 expenses have been reclassified to conform to the September 30, 2018 financial statement presentation.

\*\* These items have been reclassified from Exploration Tower expenses to Recreation expenses.



## Canaveral Port Authority

### Non-Operating Expenses

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Interest & Amortization	Commissions & Fees	Loss on Capital Asset Disposals	Other	Total
<b>2015</b>	\$ 5,822,476	\$ 137,340 *	\$ 60,692	\$ - *	\$ 6,020,508
<b>2016</b>	7,202,480	295,368	626,509	40,000	8,164,357
<b>2017</b>	8,900,648	923,113 *	78,981	-	9,902,742
<b>2018</b>	9,527,142	104,312	931,634	533,770	11,096,858
<b>2019</b>	13,222,111	827,550	5,026	195,201	14,249,888
<b>2020</b>	9,932,652	424,935	505,000	142,320	11,004,907
<b>2021</b>	12,516,878	183,030	1,658,837	572,079	14,930,824
<b>2022</b>	12,139,624	148,622	-	259,620	12,547,866
<b>2023</b>	12,282,093	95,093	100,683	995,650	13,473,519
<b>2024</b>	12,152,951	97,186	1,219,785	137,881	13,607,803

\* FY2017 expenses have been reclassified to conform to the September 30, 2018 financial statement presentation.

## Canaveral Port Authority

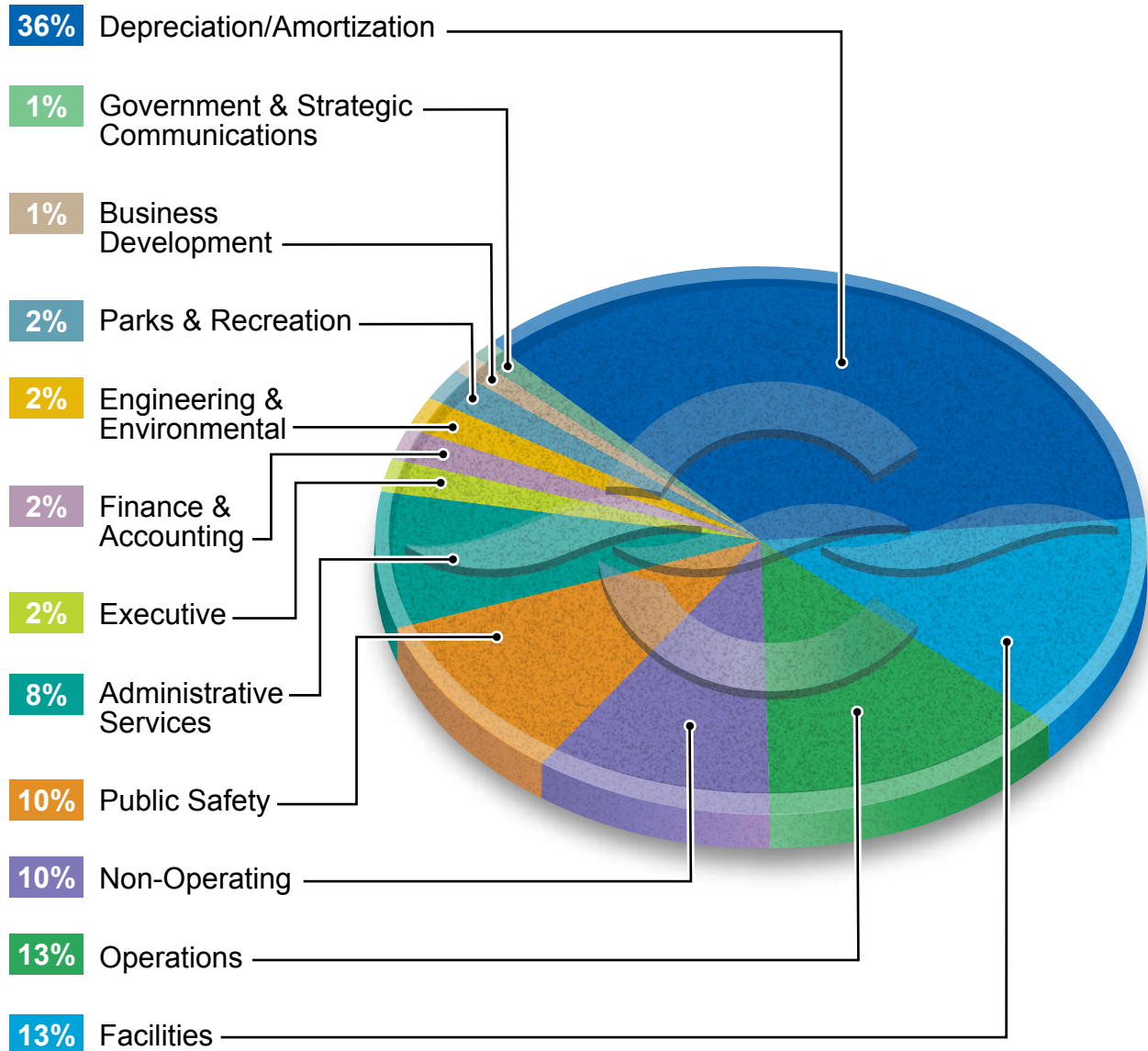
### Changes in Net Position

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Net Operating Income/(Loss)	Net Non-Operating Revenue or (Expense)	Income/(Loss) before Contributions & Special Items	Special Item	Capital Contributions	Change in Net Position
<b>2015</b>	\$ 7,719,291	\$ (5,646,224)	\$ 2,073,067	\$ (421,690)	\$ 27,832,677	\$ 29,484,054
<b>2016</b>	10,149,451	(7,013,019)	3,136,432	-	6,634,056	9,770,488
<b>2017</b>	7,983,034	(5,169,796)	2,813,238	-	4,854,580	7,667,818
<b>2018</b>	12,755,824	(8,797,717)	3,958,107	-	9,834,725	13,792,832
<b>2019</b>	18,589,628	(9,565,029)	9,024,599	-	15,239,301	24,263,900
<b>2020</b>	(19,014,956)	(8,935,904)	(27,950,860)	-	11,896,455	(16,054,405)
<b>2021</b>	(52,299,044)	3,680,784	(48,618,260)	-	287,128	(48,331,132)
<b>2022</b>	30,051,426	31,554,627	61,606,053	-	23,502,430	85,108,483
<b>2023</b>	82,964,529	8,744,471	91,709,000	-	30,442,555	122,151,555
<b>2024</b>	72,778,893	(1,194,033)	71,584,860	-	14,646,267	86,231,127

# Canaveral Port Authority

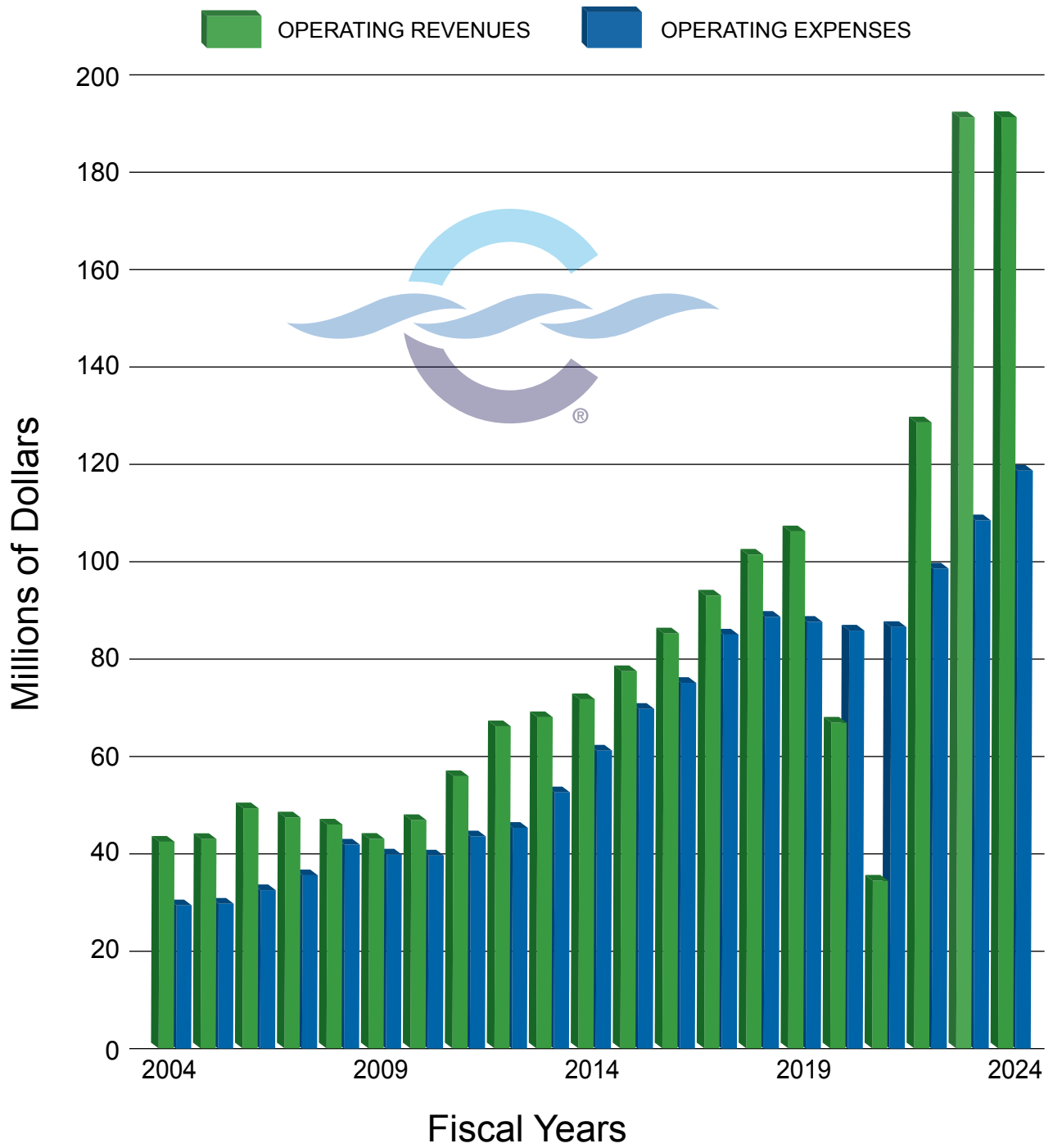
## Total Expenses - FY2024



**\$132,680,465**

## Canaveral Port Authority

### Operating Revenues & Expenses FY2004 - FY2024



## Canaveral Port Authority

### Cargo Revenue

#### Fiscal Years ended September 30, 2015 through 2024

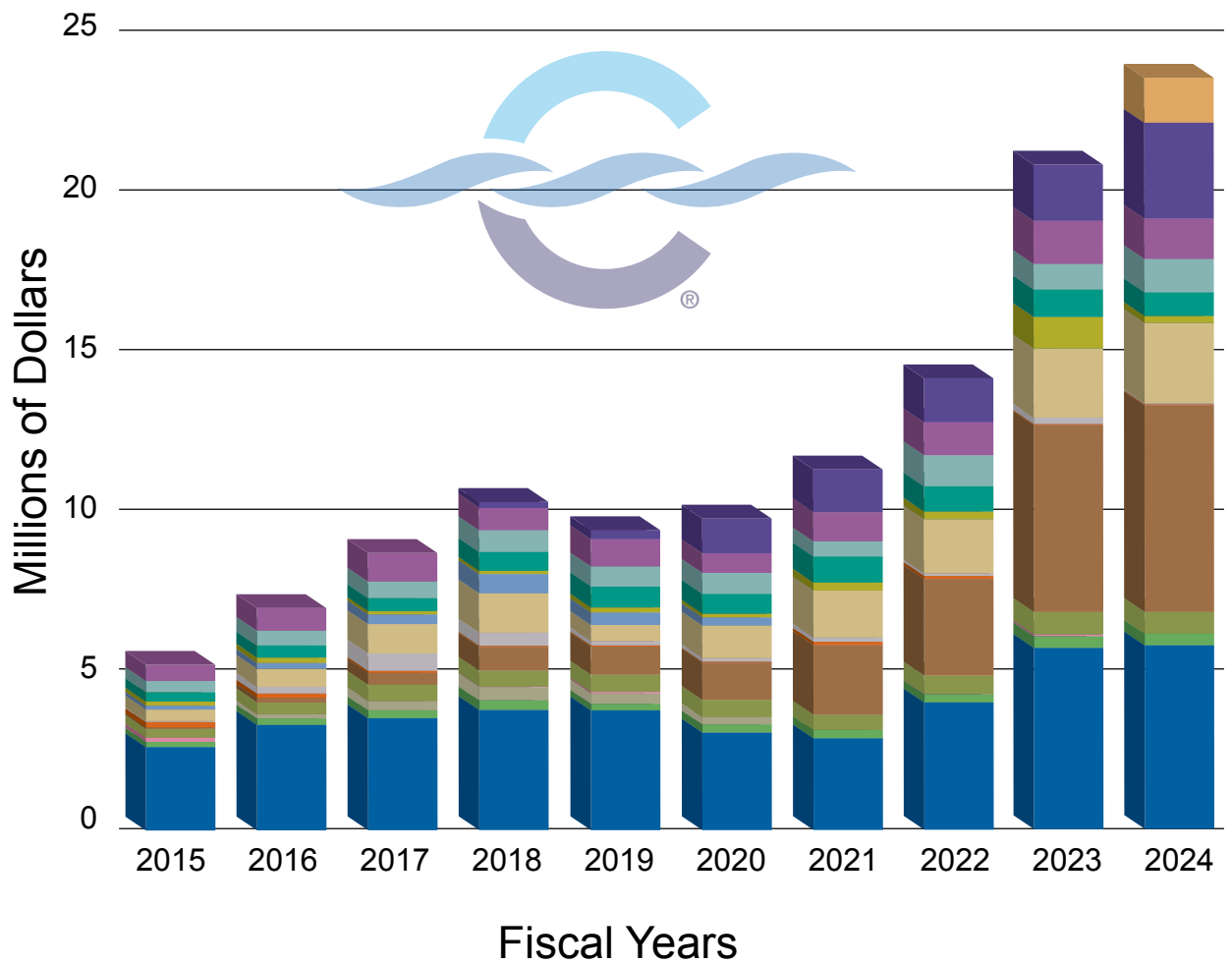
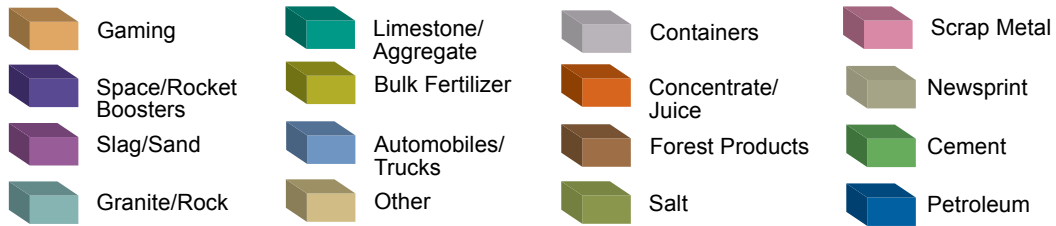
Commodity	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Petroleum	\$ 2,581,687	\$ 3,261,288	\$ 3,460,935	\$ 3,714,869	\$ 3,704,278	\$ 3,016,994	\$ 2,837,170	\$ 3,935,588	\$ 5,606,188	\$ 5,675,570
Cement**	162,868	198,832	246,483	297,470	203,589	252,114	254,200	255,359	357,632	357,253
Newsprint	-	123,857	282,757	404,978	321,709	223,223	-	-	-	-
Scrap Metal	129,612	5,930	477	15,516	51,374	58	56	7,116	58,677	-
Salt	269,032	371,229	505,788	496,951	527,901	533,132	472,147	569,650	691,496	674,874
Forest Products	38,958	131,123	367,015	735,440	866,934	1,157,605	2,151,277	2,984,413	5,777,278	6,389,278
Concentrate	108,458	102,878	39,275	31,186	33,970	23,732	101,287	91,157	27,806	25,896
Single Strength Juice	62,146	33,493	21,049	-	-	-	-	-	-	-
General Misc.*	354,966	558,141	906,420	1,215,792	492,951	1,002,114	1,449,253	1,669,650	2,137,091	2,473,095
Containers	30,583	206,941	540,687	406,577	136,622	111,996	133,922	83,730	200,189	37,460
Automobiles/Trucks/Boats	121,000	182,081	299,827	594,905	390,149	255,428	1,483	1,093	1,832	6,595
Bulk Fertilizer	129,218	164,544	102,870	100,869	153,990	114,128	247,647	238,231	971,152	213,870
Limestone/Aggregate	288,768	374,178	400,754	584,434	656,620	615,073	807,842	777,690	851,457	731,734
Granite/Rock	344,450	455,887	509,905	668,142	609,056	644,231	463,717	962,308	786,189	1,028,799
Slag/Sand	501,450	700,496	885,651	702,258	847,279	611,417	904,139	1,019,942	1,338,495	1,250,797
Space/Rocket Boosters	-	-	-	172,425	276,176	1,068,623	1,318,965	1,356,502	1,733,401	2,961,009
Gaming	-	-	-	-	-	-	-	-	-	1,390,166
<b>Totals</b>	<b>\$ 5,123,196</b>	<b>\$ 6,870,898</b>	<b>\$ 8,569,893</b>	<b>\$ 10,141,812</b>	<b>\$ 9,272,598</b>	<b>\$ 9,629,868</b>	<b>\$ 11,143,105</b>	<b>\$ 13,952,429</b>	<b>\$ 20,538,883</b>	<b>\$ 23,216,396</b>

\* Includes minimum annual guarantees and layberth dockage.

\*\* FY2014-2016 Revenue is from a contract with required shortage minimum guarantee.

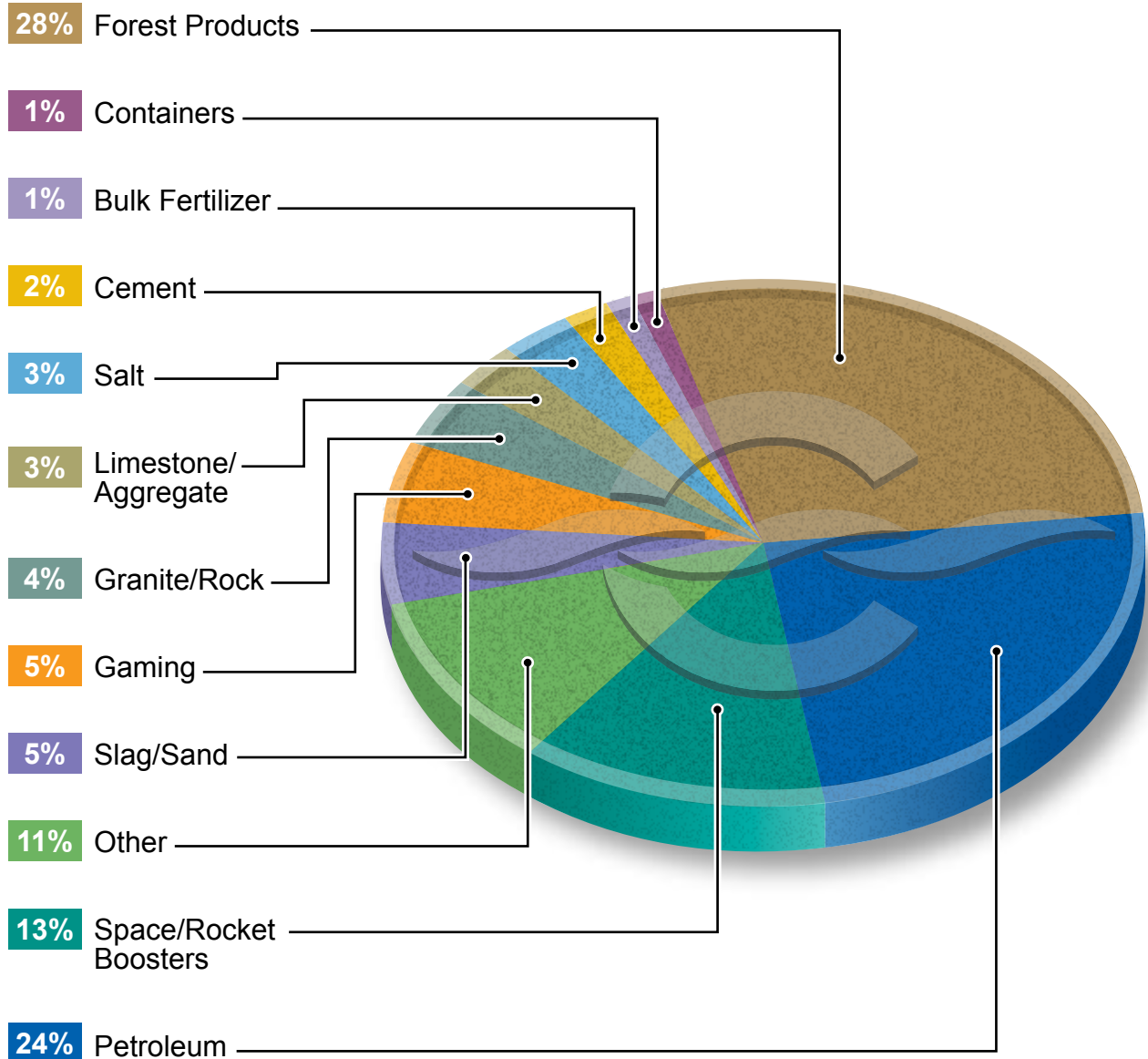
# Canaveral Port Authority

## Cargo Revenue FY2015 - FY2024



# Canaveral Port Authority

## Cargo Revenue - FY2024



**\$23,216,396**

## Canaveral Port Authority

### Revenue Passengers

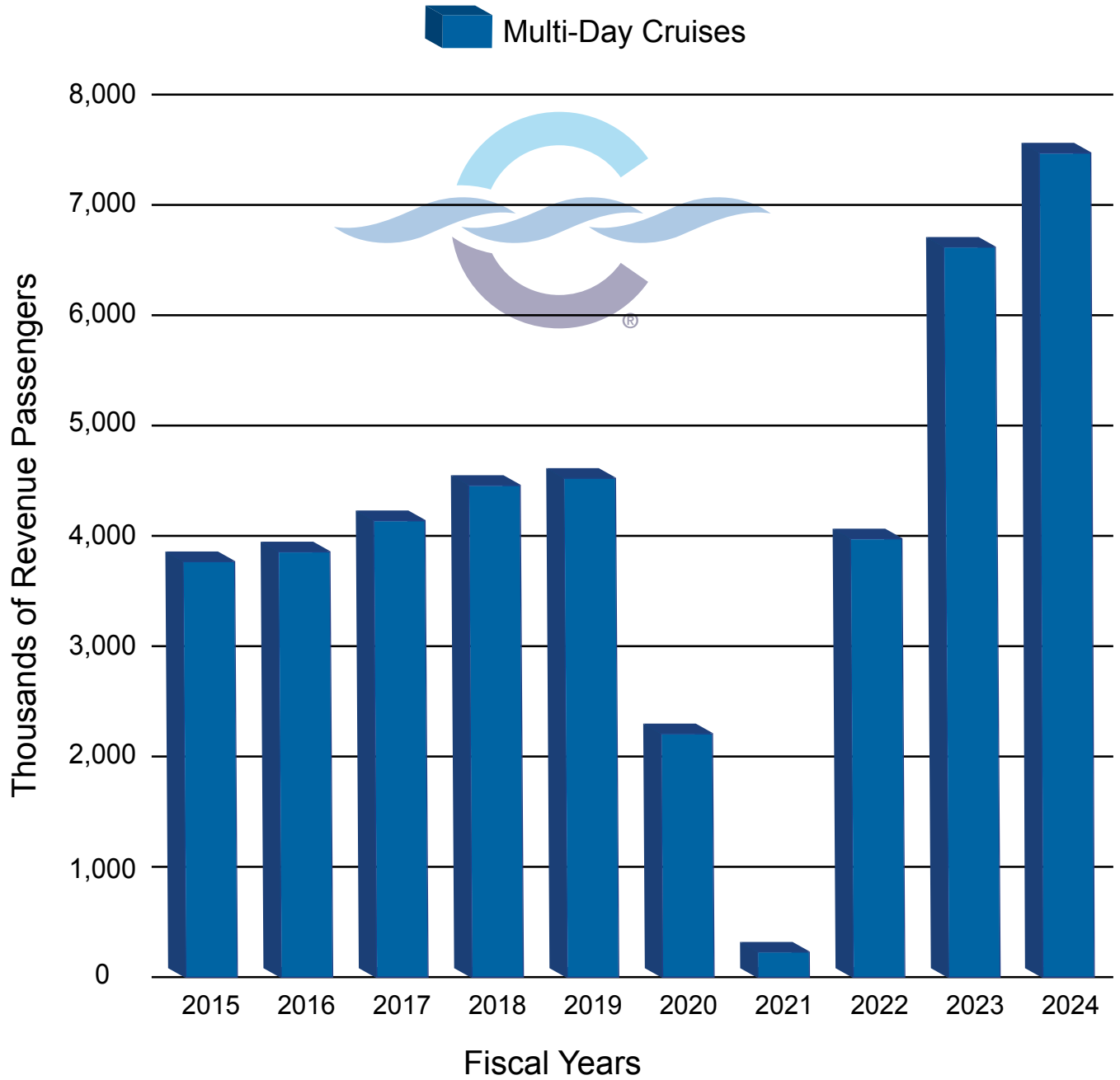
Fiscal Years ended September 30, 2015 through 2024

<b>Fiscal Year</b>	<b>Multi Day Cruises</b>
<b>2015</b>	3,860,225
<b>2016</b>	3,951,127
<b>2017</b>	4,240,942
<b>2018</b>	4,568,431
<b>2019</b>	4,634,154
<b>2020</b>	2,261,431
<b>2021</b>	233,216
<b>2022</b>	4,071,893
<b>2023</b>	6,780,927
<b>2024</b>	7,592,535



# Canaveral Port Authority

## Revenue Passengers FY2015 - FY2024



## Canaveral Port Authority

### Ten Largest Revenue Generating Customers

#### Fiscal Years ended September 30, 2024 and 2015

FY 2024 Customer	FY 2024 Revenue	Rank	Percentage of Total Revenue	FY 2015 Customer	FY 2015 Revenue	Rank	Percentage of Total Revenue
Carnival Cruise Line/Seabourn	\$ 54,293,769 *	1	26.6%	Magical Cruise Lines	\$ 21,431,190 *	1	27.4%
Royal Caribbean Group	50,269,428 *	2	24.6%	Carnival Cruise Line	18,735,126 *	2	24.0%
Magical Cruise Company dba DCL Port Facilities, LLC	24,579,182 *	3	12.0%	MLSBC Cruise Ltd.	16,991,100 *	3	21.8%
MLSBC Cruise Ltd. Cape Canaveral	16,445,782 *	4	8.1%	Victory Casino Cruise	2,341,744 *	4	3.0%
Norwegian Cruise Line	9,509,258 *	5	4.7%	Ambassador Services, Inc & LLC	2,102,467	5	2.7%
Ambassador Services International & LLC	5,274,095	6	2.6%	Norwegian Cruise Line	1,640,900	6	2.1%
Vitol Inc. / Seaport Canaveral Corp.	3,121,190	7	1.4%	Seaport Canaveral	1,601,927	7	2.0%
SpaceX	2,054,378	8	1.0%	Intercruises Shoreside	1,460,574 *	8	1.9%
Ambassador Services, LLC	1,424,987 *	9	0.7%	Moran Gulf Shipping	532,854	9	0.7%
Victory Casino Cruise / Tynda Holdings	<u>1,392,742</u>	10	<u>0.7%</u>	TransMontaigne Terminals LLC	<u>523,497</u>	10	<u>0.7%</u>
Totals	<u>\$ 168,364,812</u>		<u>82.4%</u>	Totals	<u>\$ 67,361,379</u>		<u>86.3%</u>

\* These amounts differ from those in the notes to the financial statements due to the inclusion of parking lot revenue.

This report is generated by the Finance Department.

## Canaveral Port Authority

### Revenue Bond Coverage

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Gross Revenue (1)	Total Expenses (2)	Net Revenue Available for Debt Service
<b>2015</b>	\$ 77,898,494	\$ 36,860,800	\$ 41,037,694
<b>2016</b>	85,643,093	39,794,234	45,848,859
<b>2017</b>	93,725,117	47,294,188	46,430,929
<b>2018</b>	102,518,143	45,872,338	56,645,805
<b>2019</b>	109,924,240	49,803,710	60,120,530
<b>2020</b>	68,704,991	47,093,326	21,611,665
<b>2021</b>	50,078,252	37,852,091	12,226,160
<b>2022</b>	171,386,266	49,946,995	121,439,271
<b>2023</b>	212,522,343	62,012,296	150,510,047
<b>2024</b>	203,184,773	71,409,170	131,775,603

(1) Gross revenue includes operating revenues, investment earnings, operating grant revenues, and adding back bad debt per bond covenant.

(2) Expenses do not include non-cash outlays such as depreciation, amortization, bad debt expense, loss on equipment disposals, interest or any grant related expenses.

## Canaveral Port Authority

### Revenue Bond Coverage

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Debt Service Requirements			Coverage (3)
	Principal	Interest	Total	
<b>2015</b>	\$ 12,346,205	\$ 6,834,674	\$ 19,180,879	2.14
<b>2016</b>	13,064,689	6,350,480	19,415,169	2.36
<b>2017</b>	12,538,605	8,442,510	20,981,115	2.21
<b>2018</b>	11,684,412	9,363,621	21,048,033	2.69
<b>2019</b>	12,052,895	9,542,919 *	21,595,815	2.78
<b>2020</b>	1,501,000 **	7,184,498 **	8,685,498	2.49
<b>2021</b>	- **	625,976 **	625,976	19.53
<b>2022</b>	15,904,062	11,938,581	27,842,644	4.36
<b>2023</b>	16,545,000	11,589,650	28,134,650	5.35
<b>2024</b>	16,910,000	11,232,814	28,142,814	4.68

(3) Required coverage is 1.25

\* Amount does not include bond proceeds used for debt service

\*\* Amount does not include defeased debt.

## Canaveral Port Authority

### Ratios of Outstanding Debt By Type

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Revenue & Direct Borrowing Bonds*	Line of Credit	Notes Payable	Total Debt	Ratio of Debt to Ship Revenue (1)	Total Debt Per Passenger (2)
<b>2015</b>	\$ 197,369,979	\$ 11,404,709	\$ 230,745	\$ 209,005,433	307%	\$ 50
<b>2016</b>	246,426,583	31,023,249	108,027	277,557,859	370%	65
<b>2017</b>	289,432,977	15,985,543	-	305,418,520	375%	67
<b>2018</b>	277,748,566	15,985,543	-	293,734,109	334%	61
<b>2019</b>	383,662,581	45,772,035	-	429,434,616	471%	88
<b>2020</b>	405,929,990	45,772,035	-	451,702,025	841%	189
<b>2021</b>	390,531,007	37,646,680	-	428,177,687	2008%	1,161
<b>2022</b>	374,383,962	24,000,000	-	398,383,962	339%	95
<b>2023</b>	357,595,980	21,000,000	-	378,595,980	212%	56
<b>2024</b>	340,442,997	21,000,000	-	361,442,997	202%	48

(1) Ship Revenue (Cruise and Cargo) used to find Ratio to Debt can be found in Schedule A-3.

(2) To find Total Debt per Passenger Schedule B-4 was used.

\* Revenue bonds payable net of unamortized discounts and premiums.

## Canaveral Port Authority

### Demographic Statistics for Brevard County (Estimates) Fiscal Years ended September 30, 2015 through 2024

Fiscal Year	Population (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (2)	Unemployment Rate (1)
<b>2015</b>	561,714	\$ 23,322,117	\$ 41,195	5.6
<b>2016</b>	568,088	24,258,583	42,015	5.2
<b>2017</b>	579,130	25,823,177	43,905	3.6
<b>2018</b>	583,563	27,455,164	46,145	3.0
<b>2019</b>	594,469	29,172,881	48,539	3.0
<b>2020</b>	606,612	31,339,828	51,507	5.2
<b>2021</b>	616,742	34,208,428	55,477	3.8
<b>2022</b>	627,544	35,833,890	56,817	2.5
<b>2023</b>	640,773	38,742,746	60,162	3.2
<b>2024</b>	653,703	(3)	(3)	3.3

(1) Florida Legislature Office of Economic and Demographic Research

(2) U.S. Bureau of Economic Analysis

(3) Information not available for this year.

# Canaveral Port Authority

## Principal Employers

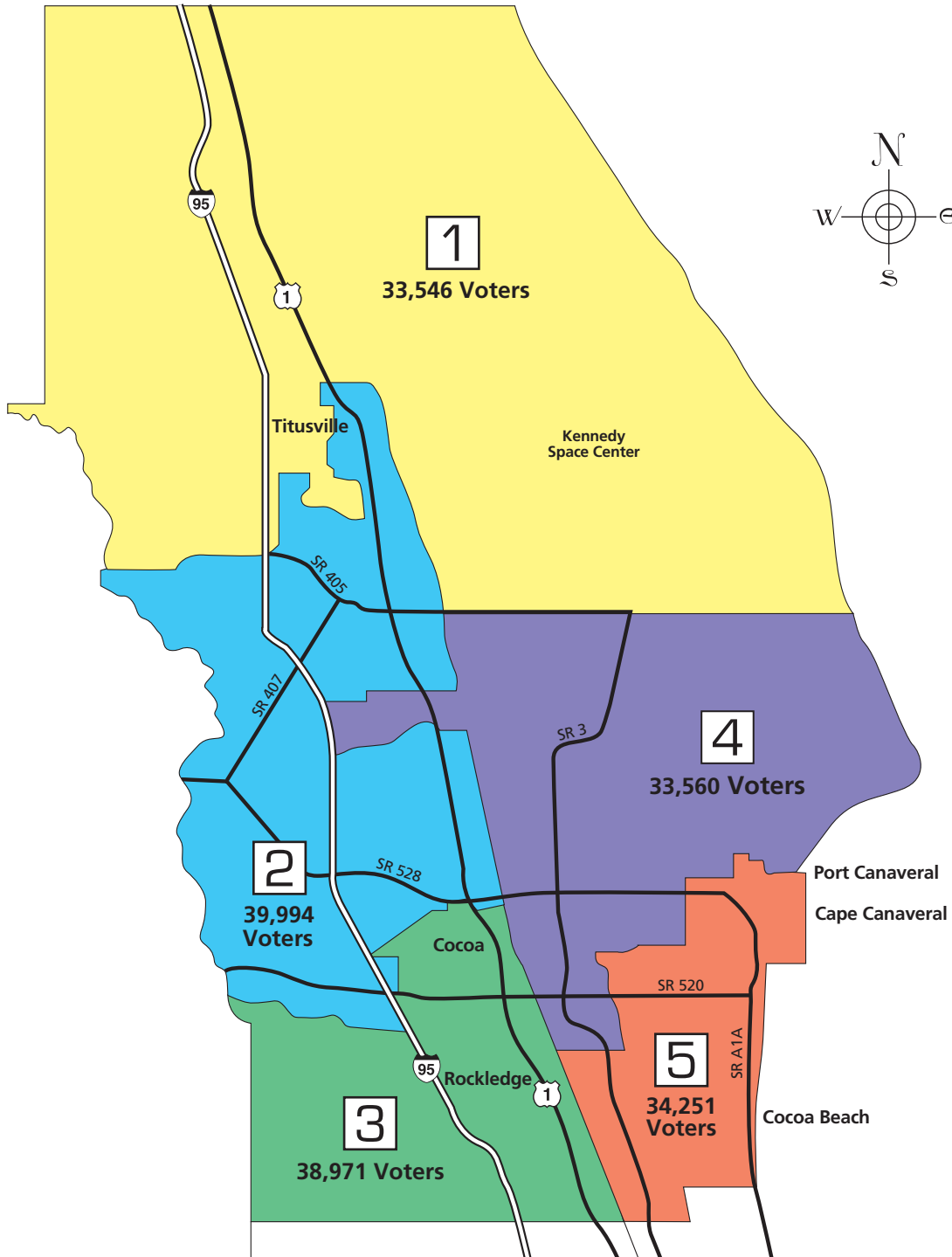
### Brevard County 2024 and 2015

Employer	2024			2015		
	Number of Employees	Percentage of Total	Rank	Number of Employees	Percentage of Total	Rank
Brevard County School Board	8,600	2.86%	1	8,858	3.54%	1
Health First Medical Group, LLC	8,500	2.83%	2	7,800	3.11%	2
L3Harris Technologies, Inc.	6,550	2.18%	3	6,005	2.40%	3
Northrop Grumman Corporation	5,000	1.66%	4	-	-	-
Wal-Mart Associates, Inc.	4,000	1.33%	5	-	-	-
Publix Super Markets, Inc.	3,000	1.00%	6	-	-	-
Brevard County Board of County Commissioners	2,500	0.83%	7	2,405	0.96%	4
National Aeronautics Space Administration	2,300	0.76%	8	2,040	0.81%	6
Lockheed Martin Corp	1,600	0.53%	9	-	-	-
Teletch Services Corp	1,500	0.50%	10	-	-	-
U.S Department of Defense	-	-	-	2,090	0.83%	5
Wuesthoff Health Systems	-	-	-	1,610	0.64%	7
Eastern Florida State College	-	-	-	1,490	0.60%	8
Rockwell Collins, Inc	-	-	-	1,445	0.58%	9
Florida Institute of Technology	-	-	-	1,340	0.54%	10
Total	43,550	14.48%		35,083	14.01%	

Source: Florida Research and Economic Database & Economic Development of Florida's Space Coast, and Brevard County.

# Canaveral Port Authority

Brevard County, Florida  
Approved Commissioner Districts and Registered Voters, January 2025



Source: Brevard County Supervisor of Elections



## Canaveral Port Authority

### Employee Positions by Function - Full Time Equivalent

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Administration	Operations & Facilities	Recreation	Public Safety	Total
<b>2015</b>	58.0	94.0	* 23.5	8.0	183.5
<b>2016</b>	55.0	125.0	26.0	5.0	211.0
<b>2017</b>	53.0	140.5	25.0	5.0	223.5
<b>2018</b>	67.0	133.0	27.5	6.0	233.5
<b>2019</b>	73.0	136.5	27.0	6.0	242.5
<b>2020</b>	63.0	72.0	15.5	4.0	154.5
<b>2021</b>	59.6	103.6	17.6	4.0	184.8
<b>2022</b>	62.5	112.5	17.5	5.0	197.5
<b>2023</b>	69.0	155.5	16.5	5.0	246.0
<b>2024</b>	70.0	174.0	19.0	5.0	268.0

Source: Full time equivalent employees per the adopted budget.

\* Balances have been reclassified to remove Parks and Recreation,  
& Exploration Tower.

## Port Canaveral World Trading Partners



### ● IMPORTS

COUNTRY	COMMODITY
Argentina	Juice Concentrate
Ascension Island	Containers, Roll-on/Roll-off
The Bahamas	Petroleum, Limestone, Salt
Belgium	Petroleum
Canada	Granite, Aggregate
Chile	Fertilizer, Supersacks
Colombia	Petroleum
Ecuador	Petroleum
Egypt	Supersacks
Finland	Fertilizer
France	Containers, Machinery/Equipment, Hardboard, General
Germany	Petroleum, Lumber, Containers, Machinery/Equipment, General
India	Petroleum, General
Italy	Petroleum
Japan	Slag
Kuwait	Petroleum
Latvia	Hardboard Plywood
Mexico	Petroleum

The Netherlands	Petroleum, Supersacks, General
Netherlands Antilles	Petroleum
Norway	Petroleum, Fertilizer, Supersacks
Romania	Lumber, Hardwood Plywood
Saudi Arabia	Petroleum
South Korea	Petroleum
Spain	Petroleum, Aggregate
Sweden	Petroleum, Lumber
Turkey	Petroleum, Supersacks, Salt, Machinery/Equipment, Boat
U.S.A.	Petroleum, Space Components, Machinery/Equipment, Roll-on/Roll-off
Venezuela	Petroleum

### ● EXPORTS

COUNTRY	COMMODITY
Ascension Island	Containers, Machinery/Equipment Roll-on/Roll-off, General
Belgium	Roll-on/Roll-off
France	Containers, Machinery/Equipment, Hardboard, General
U.S.A.	Petroleum, Containers, Space Components, Roll-on/Roll-off

## Canaveral Port Authority

### Cargo Tonnage (in short tons)

**Fiscal Years ended September 30, 2015 through 2024**

Commodity	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Petroleum	2,817,361	3,845,853	3,957,363	3,982,524	3,850,344	2,572,886	2,458,378	3,333,197	3,711,106	3,599,879
Cement	-	-	-	5,650	-	-	-	-	-	-
Newsprint	-	21,428	46,692	78,587	62,258	41,916	-	-	-	-
Scrap Metal	27,528	-	-	-	-	-	-	-	-	-
Salt	224,272	220,329	277,976	332,180	362,922	343,290	291,307	223,915	253,589	196,526
Forest products	15,151	29,410	111,185	211,911	277,674	350,383	643,951	930,012	997,792	731,886
Concentrate	25,163	25,125	10,510	6,006	6,594	5,193	13,566	13,804	5,643	5,646
Single Strength Juice	18,134	11,447	4,893	-	-	-	-	-	-	-
General Miscellaneous	10,162	20,259	57,585	66,541	15,871	33,424	63,518	89,393	133,718	103,990
Containers	-	-	41,943	66,902	7,084	7,054	11,002	7,929	10,314	2,327
Automobiles/Trucks/Boats	4,868	12,244	39,835	40,523	23,721	11,576	317	184	1,740	879
Bulk Fertilizer	67,100	81,411	43,552	41,834	59,174	38,308	78,051	68,272	65,026	69,282
Limestone/Aggregate	259,206	315,564	344,751	478,587	510,337	463,822	619,011	544,040	577,495	459,660
Granite/Rock	281,395	318,261	404,229	496,774	442,880	459,841	352,150	613,575	552,868	650,618
Slag/Sand	397,903	595,697	650,249	609,107	710,236	450,676	671,283	740,558	791,420	730,928
<b>Totals</b>	<b>4,148,243</b>	<b>5,497,028</b>	<b>5,990,763</b>	<b>6,417,126</b>	<b>6,329,095</b>	<b>4,778,369</b>	<b>5,202,534</b>	<b>6,564,879</b>	<b>7,100,711</b>	<b>6,551,621</b>

## Canaveral Port Authority

### Operating Indicators by Function

**Fiscal Years ended September 30, 2015 through 2024**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<u>Cruise</u>										
Multi Day Cruises	679	668	658	693	686	459	173	792	906	911
<u>Public Safety</u>										
Fire Calls	231	262	296	254	210	213	191	181	26	36
Calls	2,256	2,512	2,541	2,825	2,679	2,523	2,232	3,222	3,059	3,490

Source: Cruise information comes from the Finance Department, Public Safety information comes from Fire Department.

## Canaveral Port Authority

### Capital Assets by Function

**Fiscal Years ended September 30, 2015 through 2024**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<u>General</u>										
Cruise Terminals	7	7	7	7	7	7	7	7	7	7
Cargo Terminals	11	11	11	11	11	11	11	11	11	11
Warehouse Storage -sq ft (in thousands)	317	567	567	567	567	567	317	317	317	317
Developed Land	715	715	715	725	725	725	725	725	725	725
Public Boat Docks	10	10	10	10	10	10	10	10	10	10
<u>Public Safety</u>										
Security Building	1	1	0	0	0	0	0	0	0	0
Interagency Maritime Operations Center	1	1	1	1	1	1	1	1	1	1
Fire Boats	1	1	1	1	1	1	2	2	2	2
Mobile Command Center	1	1	1	1	1	1	1	1	1	1
Fire Station	2	2	2	2	2	2	2	2	2	2
Fire/Rescue Vehicles	6	6	6	6	6	6	6	6	6	6

Source: General information section comes from the Engineering and Tenant & Property Development departments.  
Public safety section is supplied by the Public Safety Department and Fire Department.

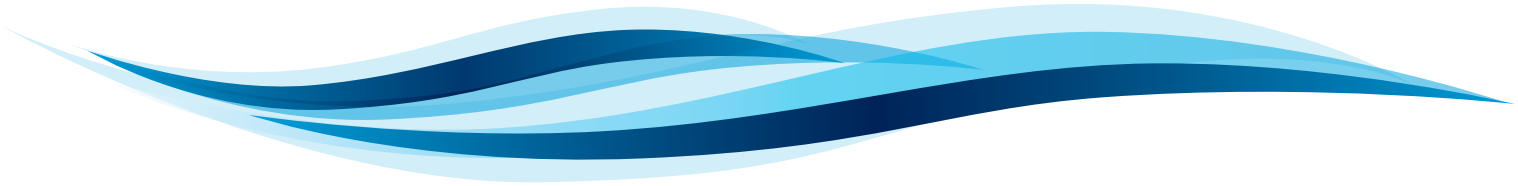
## Canaveral Port Authority

### Capital Improvements

**Fiscal Years ended September 30, 2015 through 2024**

Fiscal Year	Total
<b>2015</b>	\$ 101,881,393
<b>2016</b>	112,777,097
<b>2017</b>	31,716,607
<b>2018</b>	37,850,476
<b>2019</b>	115,013,154
<b>2020</b>	107,138,941
<b>2021</b>	15,227,088 *
<b>2022</b>	42,649,542
<b>2023</b>	55,086,210
<b>2024</b>	115,687,007

\* Corrected to conform with prior year Financial Statements



## **COMPLIANCE SECTION**

**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***

**Independent Auditor's Report**

Board of Commissioners  
Canaveral Port Authority  
Cape Canaveral, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of Canaveral Port Authority (the Authority) as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 18, 2025.

**Report on Internal Control over Financial Reporting**

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

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

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



**Report on Compliance and Other Matters**

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

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*RSM US LLP*

Orlando, Florida  
March 18, 2025



RSM US LLP

**Report on Compliance for the Major Federal Program and the Major State Financial Assistance Project and Report on Internal Control Over Compliance Required by the Uniform Guidance and Chapter 10.650, Rules of the Auditor General of the State of Florida**

**Independent Auditor's Report**

Board of Commissioners  
Canaveral Port Authority  
Cape Canaveral, Florida

**Report on Compliance for the Major Federal Program and the Major State Financial Assistance Project**

***Opinion on the Major Federal Program and Major State Financial Assistance Project***

We have audited the Canaveral Port Authority's (the Authority) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and in the State of Florida's *Department of Financial Services' State Projects Compliance Supplement* that could have a direct and material effect on the Authority's major federal program and major state financial assistance project for the year ended September 30, 2024. The Authority's major federal program and major state financial assistance project are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program and major state financial assistance project for the year ended September 30, 2024.

***Basis for Opinion on the Major Federal Program and Major State Financial Assistance Project***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.650, *Rules of the Auditor General of the State of Florida* (Chapter 10.650). Our responsibilities under those standards, the Uniform Guidance and Chapter 10.650 are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program and major state financial assistance project. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

### **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs and state financial assistance projects.

### **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.650 will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the major federal program and major state financial assistance project as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.650, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.650, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.650. Accordingly, this report is not suitable for any other purpose.

*RSM US LLP*

Orlando, Florida  
March 18, 2025

**Canaveral Port Authority**

**Schedule of Findings and Questioned Costs  
Fiscal Year Ended September 30, 2024**

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**I – Summary of Independent Auditor’s Results**

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with U.S. GAAP:

	Unmodified	
Internal control over financial reporting:		
Material weakness(es) identified?	_____ Yes	_____ X No
Significant deficiency(ies) identified?	_____ Yes	_____ X None Reported
Noncompliance material to financial statements noted?	_____ Yes	_____ X No

Federal Awards

Internal control over major federal program:

Material weakness(es) identified?	_____ Yes	_____ X No
Significant deficiency(ies) identified?	_____ Yes	_____ X None Reported

Type of auditor’s report issued on compliance for the major federal program:

	Unmodified	
Any audit findings that are required to be reported in accordance with Section 2 CFR 200.516(a)?	_____ Yes	_____ X No

Identification of major federal program:

<u>Assistance Listing Number</u>	<u>Name of Federal Program</u>
97.036	Disaster Grants - Public Assistance (Presidentially Declared Disasters)

Dollar threshold used to distinguish between type A and type B projects:

\$750,000

Auditee qualified as a low risk auditee? \_\_\_\_\_ X Yes \_\_\_\_\_ No

**Canaveral Port Authority**

**Schedule of Findings and Questioned Costs (Continued)**  
**Fiscal Year Ended September 30, 2024**

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**I – Summary of Independent Auditor’s Results (Continued)**

State Financial Assistance

Type of auditor’s report issued:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

           Yes                            X       No

Significant deficiency(ies) identified?

           Yes                            X       None Reported

Noncompliance material to the financial statements noted?

           Yes                            X       No

Internal control over major state project:

Material weakness(es) identified?

           Yes                            X       No

Significant deficiency(ies) identified?

           Yes                            X       None Reported

Type of auditor’s report issued on compliance for  
the major state project:

Unmodified

Any audit findings disclosed that are required  
to be reported in accordance with state projects  
pursuant to Chapter 10.550, *Rules of the  
Auditor General*

           Yes                            X       No

Identification of major state project:

CSFA Number

55.005

Name of State Project

Seaport Grants

Dollar threshold used to distinguish between type  
A and type B projects:

\$750,000

**Canaveral Port Authority**

**Schedule of Findings and Questioned Costs (Continued)  
Fiscal Year Ended September 30, 2024**

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**II – Financial Statement Findings**

No matters were reported.

**III – Findings and Questioned Costs for Federal Awards and State Financial Assistance**

No matters were reported.

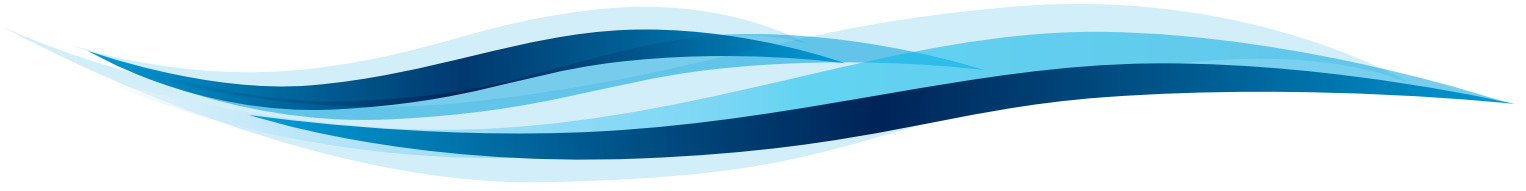
**Canaveral Port Authority**

**Summary Schedule of Prior Audit Findings  
Fiscal Year Ended September 30, 2024**

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The prior year single audit disclosed no findings in the Schedule of Findings and Questioned Costs and no uncorrected or unresolved findings exist from the prior audit's Summary of Prior Audit Findings.





## **OTHER INFORMATION**

## Canaveral Port Authority

### Schedule of Comparative Revenues, Expenses and Changes in Net Position – Unaudited

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020
<b>Operating revenues</b>					
Dockage	\$ 17,207,389	\$ 18,194,138	\$ 16,332,621	\$ 8,279,495	\$ 9,072,939
Wharfage	107,422,256	110,861,378	67,372,871	9,215,706	32,608,638
Water	446,689	707,692	713,535	412,511	905,464
Parking	44,954,699	41,302,548	26,150,224	1,876,428	9,405,128
Line handling	2,236,666	2,219,386	1,856,065	903,220	1,067,417
Terminal/crane/RORO	800,295	581,395	542,015	640,225	668,407
Leases	5,748,471	6,195,877	5,380,030	9,258,649	9,699,530
Leases-Cargo	6,180,612	4,687,539	4,536,452	-	-
Permits	96,175	86,460	84,984	74,729	78,857
Badging fees	-	-	-	221	17,221
Commercial vehicle	1,935,659	1,877,940	1,162,170	40,701	908,927
Miscellaneous	535,305	782,779	521,191	483,002	523,804
Camping	2,509,533	2,502,805	2,535,781	1,894,699	1,134,554
Recreational parking	1,052,442	1,011,188	1,004,441	951,256	539,215
Fire training	316,930	360,749	247,179	182,801	114,158
Other park revenues	391,219	403,881	387,923	246,400	139,649
Special events	8,744	13,100	117,192	82,951	216,039
Concessions	8,471	10,800	10,800	6,300	4,223
<b>Total operating revenues</b>	<b>191,851,555</b>	<b>191,799,655</b>	<b>128,955,474</b>	<b>34,549,294</b>	<b>67,104,170</b>
<b>Non-operating revenues</b>					
Investment earnings (loss)	11,332,065	7,063,893	(804,109)	217,578	1,600,821
Grant revenue	1,010,505	15,006,995	43,411,126	15,440,776	460,826
Gain on sale/disposal of assets	71,200	147,102	25,476	2,953,254	7,356
Gain on legal settlement	-	-	1,470,000	-	-
<b>Total revenues</b>	<b>\$ 204,265,325</b>	<b>\$ 214,017,645</b>	<b>\$ 173,057,967</b>	<b>\$ 53,160,902</b>	<b>\$ 69,173,173</b>
<b>Operating expenses</b>					
<b>Operations:</b>					
Salaries	\$ 5,641,047	\$ 4,493,765	\$ 3,334,601	\$ 1,675,206	\$ 2,885,231
Benefits	2,628,584	2,141,653	1,768,982	915,918	1,780,026
Service contracts	3,283,641	1,650,795	756,683	110,058	385,963
Utilities	75,276	81,373	75,145	67,915	41,030
Maintenance and supplies	195,252	369,306	148,836	163,079	132,669
Office	46,355	72,000	26,339	34,368	49,431
Training	4,660	18,011	-	-	-
Fuel	18,039	19,386	13,120	11,245	10,503
Contractual obligations	4,760,856	4,399,014	2,790,239	(35,538)	1,652,670
Advertising	-	-	-	199	-
Travel	2,816	7,474	4,117	42	6,360
Education and seminars	290	65	-	-	77
Cruise terminal maintenance	-	-	19,819	-	-
Other	44,765	25,016	-	15,317	22,240
<b>Total operations</b>	<b>16,701,581</b>	<b>13,277,858</b>	<b>8,937,881</b>	<b>2,957,809</b>	<b>6,966,200</b>
<b>Facilities:</b>					
Salaries	4,283,675	3,606,548	2,738,201	2,365,248	2,872,865
Benefits	2,016,909	1,833,177	1,483,918	1,662,277	1,804,374
Service contracts	4,308,521	2,906,537	2,395,489	1,167,913	1,567,174
Utilities	3,398,231	3,668,087	3,324,140	2,361,444	2,838,991
Maintenance and support	2,661,533	2,020,291	1,466,845	599,019	823,972
Office	14,368	16,648	14,766	16,676	18,394

## Canaveral Port Authority

### Schedule of Comparative Revenues, Expenses and Changes in Net Position – Unaudited (Continued)

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020
Computer support and training	\$ 6,010	\$ 10,687	\$ 9,302	\$ 9,302	\$ 8,568
Fuel	149,170	161,482	145,856	87,192	82,238
Publications	-	-	89	-	-
Travel	5,113	3,442	1,923	1,436	1,403
Education and seminars	2,833	1,715	3,095	1,595	2,376
Other	32,675	25,879	18,651	5,439	7,998
<b>Total facilities</b>	<b>16,879,038</b>	<b>14,254,493</b>	<b>11,602,275</b>	<b>8,277,541</b>	<b>10,028,353</b>
<b>Public safety:</b>					
Salaries	530,454	488,670	435,539	323,917	484,675
Benefits	159,232	154,792	140,711	110,084	153,722
Service contracts	-	-	-	2,476	712
Fire protection	3,153,101	2,560,091	2,463,962	2,385,004	2,432,225
Police services	9,178,356	8,131,575	7,263,714	6,231,291	7,000,101
Maintenance and supplies	16,807	14,680	8,209	7,471	6,881
Office	4,317	11,395	10,278	2,516	3,927
Computer support and training	-	-	-	-	1,244
Communications services	8,365	21,524	4,276	4,296	3,444
Travel	16,785	15,567	8,286	1,084	8,523
Education and seminars	1,025	4,774	3,296	-	787
Other	4,885	10,717	11,058	9,835	6,567
<b>Total public safety</b>	<b>13,073,327</b>	<b>11,413,785</b>	<b>10,349,329</b>	<b>9,077,974</b>	<b>10,102,808</b>
<b>Parks and recreation:</b>					
Salaries	816,456	763,120	740,753	532,024	582,975
Benefits	397,474	420,690	436,112	340,719	387,978
Service contracts	383,789	408,871	388,243	308,523	226,011
Store merchandise	63,127	59,699	60,423	18,757	22,906
Utilities	269,779	267,551	258,419	183,124	164,362
Maintenance and supplies	31,531	35,065	32,300	20,022	12,832
Office	36,457	51,512	24,168	16,663	18,632
Computer support and training	1,965	1,392	3,945	-	-
Advertising	11,999	8,611	415	-	-
Travel	3,351	1,299	529	401	239
Education and seminars	932	775	372	450	279
Other park expense	19,300	15,705	4,193	2,223	6,988
<b>Total parks and recreation</b>	<b>2,036,160</b>	<b>2,034,290</b>	<b>1,949,872</b>	<b>1,422,906</b>	<b>1,423,202</b>
<b>Exploration tower:</b>					
Salaries	-	26,193	107,053	114,299	201,726
Benefits	-	18,515	58,110	63,008	121,286
Service contracts	133	948	3,237	8,602	10,755
Store merchandise	-	-	34,803	37,783	46,641
Utilities	88,903	75,187	38,654	8,229	11,681
Exhibit and special events	1,210	5,919	4,272	2,383	12,632
Maintenance and supplies	113	-	878	921	2,005
Office	250	5,170	326	591	3,637
Promotions	-	175	1,500	(65)	987
Advertising	-	-	1,659	-	19,526
Trade development	-	927	424	-	3,276
Travel	-	40	234	-	325
Other expenses	-	-	-	-	138
<b>Total exploration tower</b>	<b>90,609</b>	<b>133,074</b>	<b>251,150</b>	<b>235,751</b>	<b>434,615</b>

## Canaveral Port Authority

### Schedule of Comparative Revenues, Expenses and Changes in Net Position – Unaudited (Continued)

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020
<b>Fire training facility:</b>					
Service contracts	\$ 228,498	\$ 245,358	\$ 190,322	\$ 135,897	\$ 170,625
Utilities	48,109	53,434	29,558	43,322	17,923
Insurance	68,719	51,916	39,390	38,240	35,727
Maintenance and supplies	33,385	34,194	35,383	20,759	10,809
Office	-	-	-	-	355
Accounting	500	500	500	-	-
<b>Total fire training facility</b>	<b>379,211</b>	<b>385,402</b>	<b>295,153</b>	<b>238,218</b>	<b>235,439</b>
<b>Commission:</b>					
Salaries	140,240	131,088	128,242	110,104	120,200
Benefits	133,849	126,549	119,511	115,414	106,443
Legal	40,644	58,745	40,408	31,873	43,178
Maintenance and supplies	10	29	59	46	10
Office	4,650	4,715	4,288	4,710	5,832
Planning and studies	-	3,830	-	-	-
Promotions	1,210	3,161	356	3,020	4,750
Advertising	213	424	400	341	850
Travel	7,104	10,078	9,156	250	9,782
Education and seminars	-	-	600	-	1,723
<b>Total commission</b>	<b>327,920</b>	<b>338,619</b>	<b>303,020</b>	<b>265,758</b>	<b>292,768</b>
<b>Executive:</b>					
Salaries	2,271,619	1,508,983	1,331,597	1,138,853	1,139,195
Benefits	441,694	372,110	355,072	318,024	311,905
Service contracts	136,067	58,750	-	-	-
Legal	29,038	31,919	47,148	97,952	59,810
Maintenance and supplies	30	180	70	64	89
Office	192,603	187,493	107,332	152,437	205,299
Fraud hotline	576	2,446	2,626	4,163	2,699
Advertising	124	351	-	-	-
Travel	11,963	19,057	5,968	1,840	8,377
Education and seminars	9,893	2,426	3,847	89	4,802
Other expenses	-	-	-	583	9,000
<b>Total executive</b>	<b>3,093,607</b>	<b>2,183,715</b>	<b>1,853,660</b>	<b>1,714,005</b>	<b>1,741,176</b>
<b>Finance and accounting:</b>					
Salaries	1,461,010	1,351,494	1,184,217	1,108,949	1,114,472
Benefits	545,252	506,693	462,994	393,768	410,875
Service contracts	9	2,957	71,570	281	30,787
Maintenance and supplies	97	328	268	77	100
Office	17,928	19,376	42,512	9,426	44,715
Advertising	1,745	5,594	3,647	6,733	1,923
Travel	7,373	6,882	7,078	696	1,486
Education and seminars	-	490	1,339	869	395
Other expenses	145	-	-	-	-
Accounting	164,724	138,438	127,099	122,064	100,841
<b>Total finance and accounting</b>	<b>2,198,283</b>	<b>2,032,252</b>	<b>1,900,724</b>	<b>1,642,863</b>	<b>1,705,594</b>

## Canaveral Port Authority

### Schedule of Comparative Revenues, Expenses and Changes in Net Position – Unaudited (Continued)

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020
<b>Administrative services:</b>					
Salaries	\$ 2,770,422	\$ 2,468,423	\$ 2,032,280	\$ 1,744,807	\$ 2,211,261
Benefits	1,065,139	920,485	772,052	720,471	901,759
Service contracts	224,906	184,479	162,431	171,651	62,173
Utilities	71	73	-	376	222
Legal	33,742	139,489	10,634	77,645	100,443
Insurance	5,043,968	4,481,010	3,848,529	3,574,932	3,112,167
Maintenance and supplies	9,510	13,269	7,541	5,815	4,334
Office	372,158	129,215	73,576	73,082	113,780
Recruiting	128,781	122,600	125,965	10,288	83,092
Computer support and training	1,414,405	1,358,940	1,076,680	1,066,899	1,459,466
Advertising	1,538	429	89	-	457
Travel	14,224	13,291	2,065	77	6,901
Education and seminars	11,700	14,159	10,969	(206)	22,450
<b>Total administrative services</b>	<b>11,090,564</b>	<b>9,845,862</b>	<b>8,122,811</b>	<b>7,445,837</b>	<b>8,078,505</b>
<b>Engineering and environmental:</b>					
Salaries	1,300,163	1,188,299	998,883	899,608	1,144,243
Benefits	500,671	477,425	405,682	336,522	455,823
Service contracts	104,279	90,982	90,912	85,553	113,214
Maintenance and supplies	348	59,106	1,300	321	86,335
Office	7,198	5,228	5,817	3,586	6,260
Advertising	1,079	6,823	2,705	-	1,796
Travel	9,771	17,098	5,610	516	1,409
Education and seminars	3,758	4,676	4,374	311	95
Engineering – general	200,344	172,755	99,920	76,853	285,163
Engineering – environment	290,934	292,246	269,632	309,113	265,097
<b>Total engineering and environmental</b>	<b>2,418,545</b>	<b>2,314,638</b>	<b>1,884,835</b>	<b>1,712,383</b>	<b>2,359,435</b>
<b>Business development:</b>					
Salaries	620,083	553,502	462,773	526,207	816,761
Benefits	199,213	194,291	177,527	198,774	313,127
Maintenance and supplies	100	95	211	125	22,420
Office	38,529	37,809	21,093	13,186	54,063
Promotions	-	-	-	-	242
Advertising	21,940	14,545	-	(3,500)	139,470
Trade development	188,226	169,160	102,571	(753)	140,601
Travel	19,767	19,201	9,355	2,230	38,262
Education and seminars	343	1,465	-	-	29
<b>Total business development</b>	<b>1,088,201</b>	<b>990,068</b>	<b>773,530</b>	<b>736,269</b>	<b>1,524,975</b>
<b>Real estate:</b>					
Salaries	246,599	238,425	191,317	46,399	172,584
Benefits	68,431	65,225	53,109	17,741	69,223
Service contracts	1,649	839	956	3,003	1,820
Maintenance and supplies	4,725	(24,886)	4,490	9,640	2,284
Legal	-	-	-	-	475
Office	13,948	35,144	2,403	78,010	1,112
Land use planning	8,514	8,786	15,900	11,100	12,000
Lease preparation	43,310	56,504	61,351	325,837	250,805
Advertising	2,460	-	-	-	23
Travel	1,826	-	-	-	46
<b>Total real estate</b>	<b>391,462</b>	<b>380,037</b>	<b>329,526</b>	<b>491,730</b>	<b>510,372</b>

## Canaveral Port Authority

### Schedule of Comparative Revenues, Expenses and Changes in Net Position – Unaudited (Continued)

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020
<b>Government and strategic communications:</b>					
Salaries	\$ 800,764	\$ 717,495	\$ 599,665	\$ 533,241	\$ 604,819
Benefits	239,496	207,383	166,915	159,823	193,581
Service contracts	66	-	-	-	-
Maintenance and supplies	132	126	62	95	138
Office	14,683	9,200	9,433	4,053	8,836
Computer support and training	-	-	-	1,188	1,663
Planning and studies	-	53,000	-	-	5,300
Promotions	48,830	60,131	26,757	2,545	29,157
Publications	2,018	24,061	992	3,907	3,469
Electronic media	22,777	17,340	16,455	9,972	38,050
Advertising	24,362	166	-	9,100	25,276
Sponsorship	48,665	44,880	33,815	360	54,950
Travel	16,136	18,341	16,301	1,851	8,209
Professional services	245,500	239,500	230,000	213,000	206,300
Education and seminars	3,706	4,609	2,928	411	1,382
<b>Total government and strategic communications</b>	<b>1,467,135</b>	<b>1,396,232</b>	<b>1,103,323</b>	<b>939,546</b>	<b>1,181,130</b>
Depreciation	46,587,231	47,387,275	48,790,189	49,078,633	38,956,733
Amortization	1,249,788	467,526	456,770	611,115	577,821
<b>Total operating expenses</b>	<b>119,072,662</b>	<b>108,835,126</b>	<b>98,904,048</b>	<b>86,848,338</b>	<b>86,119,126</b>
<b>Non-operating expenses</b>					
Amortization of bond discounts	51,375	62,769	62,768	137,675	175,129
Commissions and fees	97,186	95,093	148,622	183,030	424,935
Interest expense	12,101,576	12,219,324	12,076,856	12,379,203	9,757,523
Loss on disposal of capital assets	1,219,785	100,683	-	1,658,837	505,000
Litigation expense	-	-	25,159	488,132	76,638
Covid expense	-	-	-	83,067	45,403
Hurricane repairs	137,881	995,650	234,461	880	20,279
<b>Total non-operating expense</b>	<b>13,607,803</b>	<b>13,473,519</b>	<b>12,547,866</b>	<b>14,930,824</b>	<b>11,004,907</b>
<b>Total expenses</b>	<b>\$ 132,680,465</b>	<b>\$ 122,308,645</b>	<b>\$ 111,451,914</b>	<b>\$ 101,779,162</b>	<b>\$ 97,124,033</b>
Total operating revenues	\$ 191,851,555	\$ 191,799,655	\$ 128,955,474	\$ 34,549,294	\$ 67,104,170
Total operating expenses	119,072,662	108,835,126	98,904,048	86,848,338	86,119,126
<b>Net operating income (loss)</b>	<b>\$ 72,778,893</b>	<b>\$ 82,964,529</b>	<b>\$ 30,051,426</b>	<b>\$ (52,299,044)</b>	<b>\$ (19,014,956)</b>
Total non-operating revenues	\$ 12,413,770	\$ 22,217,990	\$ 44,102,493	\$ 18,611,608	\$ 2,069,003
Total non-operating expenses	13,607,803	13,473,519	12,547,866	14,930,824	11,004,907
<b>Net non-operating income (loss)</b>	<b>\$ (1,194,033)</b>	<b>\$ 8,744,471</b>	<b>\$ 31,554,627</b>	<b>\$ 3,680,784</b>	<b>\$ (8,935,904)</b>
Total revenues	\$ 204,265,325	\$ 214,017,645	\$ 173,057,967	\$ 53,160,902	\$ 69,173,173
Total expenses	132,680,465	122,308,645	111,451,914	101,779,162	97,124,033
<b>Net income (loss) before capital contributions</b>	<b>71,584,860</b>	<b>91,709,000</b>	<b>61,606,053</b>	<b>(48,618,260)</b>	<b>(27,950,860)</b>
Capital contributions	14,646,267	30,442,555	23,502,430	287,128	11,896,455
<b>Changes in net position</b>	<b>\$ 86,231,127</b>	<b>\$ 122,151,555</b>	<b>\$ 85,108,483</b>	<b>\$ (48,331,132)</b>	<b>\$ (16,054,405)</b>

## Canaveral Port Authority

### Schedule of Comparative Operating Revenues by Activity (Unaudited)

<i>Fiscal Years Ended September 30,</i>	2024	2023	2022	2021	2020
Cruise	\$ 156,032,210	\$ 158,015,193	\$ 99,014,902	\$ 10,184,479	\$ 44,097,826
Cargo	23,216,396	20,538,883	18,488,881	11,143,105	9,629,868
<b>Total ship related operating revenue</b>	<b>179,248,606</b>	<b>178,554,076</b>	<b>117,503,783</b>	<b>21,327,584</b>	<b>53,727,694</b>
Leases	5,748,471	6,195,877	5,380,030	9,258,649	9,699,530
Recreation	3,970,409	3,941,774	4,056,137	3,181,606	2,032,900
Miscellaneous	2,884,069	3,107,928	2,015,524	781,455	1,644,046
<b>Total non-ship related operating revenue</b>	<b>12,602,949</b>	<b>13,245,579</b>	<b>11,451,691</b>	<b>13,221,710</b>	<b>13,376,476</b>
<b>Total operating revenue</b>	<b>\$ 191,851,555</b>	<b>\$ 191,799,655</b>	<b>\$ 128,955,474</b>	<b>\$ 34,549,294</b>	<b>\$ 67,104,170</b>

**Canaveral Port Authority**

**Schedule of Construction in Progress and Capital Costs Compared with Budget (Unaudited)  
(Prior to Transfer of Completed Projects to Capital Assets)**

<b><i>Fiscal Year Ended September 30, 2024</i></b>	<b>Actual</b>			<b>Budget</b>
	<b>Prior Years</b>	<b>Current Year</b>	<b>Cumulative Total</b>	<b>Cumulative Total</b>
Road Improvements	\$ 2,674,419	\$ 2,156,470	\$ 4,830,889	\$ 15,569,603
Portwide Parking Lot Improvement	4,952,747	4,449,431	9,402,178	12,194,001
Portwide Parking Improvements	1,811,268	58,710,122	60,521,390	62,269,279
Security Fencing/Lighting	-	686,759	686,759	1,262,719
Maintenance Dredging	2,546,466	2,213,384	4,759,850	7,230,786
Other Computer Equipment	488,336	771,765	1,260,101	2,235,642
Park Upgrades	132,609	1,806,011	1,938,620	9,279,479
Improve Piers,Bldgs,Structures	2,814,274	5,494,860	8,309,134	8,705,544
Fire Equipment	-	34,533	34,533	87,500
Fire Training Equipment	-	198,714	198,714	303,269
Utilities and Improvements	147,138	734,170	881,308	6,712,830
Minor Equipment	22,611	398,649	421,260	774,691
New/Replacement Vehicles	2,052,194	924,264	2,976,458	3,009,097
CT Furniture/Equipment	706,100	5,212,913	5,919,013	8,447,139
Stormwater Improvements NPDES	116,031	84,709	200,740	201,000
Cove Roads Phase 2	502,292	-	502,292	502,292
CT 5 Terminal Upgrades	251,455	64,105	315,560	5,516,824
CT10 Terminal Improvements	186,068	1,275,364	1,461,432	1,675,872
Cruise Terminal -New	-	117,344	117,344	118,000
Maritime Ctr Tenant Improvements	24,122	893,645	917,767	4,001,892
CT# 8 Renovations	-	590,957	590,957	926,615
WTB Channel Entrance Phase 2	2,419,556	-	2,419,556	2,419,556
Public Safety Projects	-	193,874	193,874	194,555
PSGP 2021 Projects	293,527	254,202	547,729	547,898
PSGP 2022 Projects	681	-	681	77,311
North Cargo Berth 4	14,565,021	15,560,821	30,125,842	31,000,000
North Cargo Berth 3	-	7,961	7,961	10,000
Auto Terminal	95,390	-	95,390	95,390
Port Master Plan	197,312	33,592	230,904	237,759
North Cargo Power Project	49,796	-	49,796	49,796
CT Pax Bridge Renovation	1,180,901	5,881,991	7,062,892	9,554,914
Mobile Harbor Crane -2 2024	-	3,260,700	3,260,700	3,300,000
Mobile Harbor Crane -1 2024	4,599,467	3,104,428	7,703,895	7,992,089
LNG Fire Trainer Expansion	70,194	-	70,194	70,194
CBP Tech Upgrades	242,220	551,030	793,250	837,001
West Side Infrastructure	48,554	20,239	68,793	118,591
<b>Total</b>	<b>\$ 43,190,749</b>	<b>\$ 115,687,007</b>	<b>\$ 158,877,756</b>	<b>\$ 207,529,128</b>

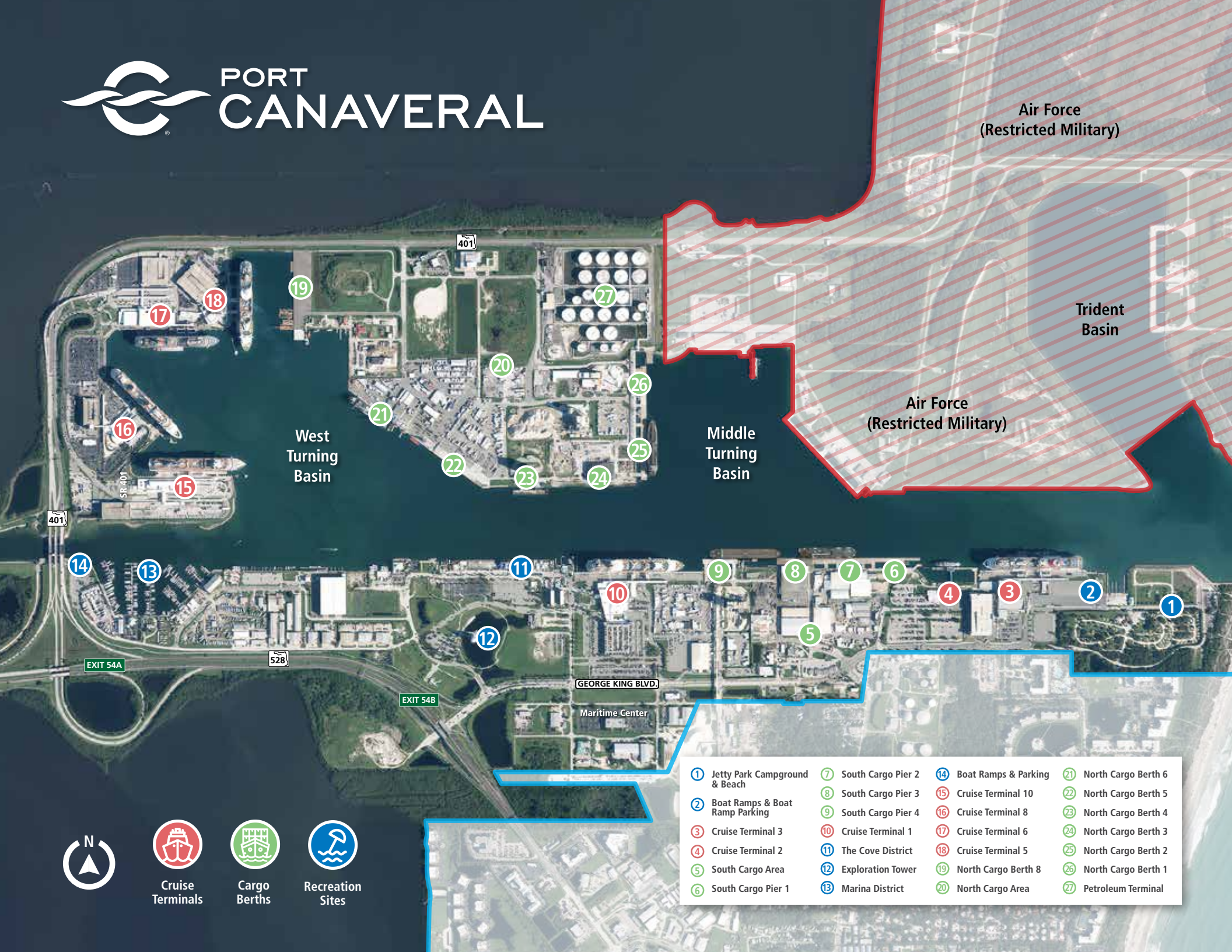


## Canaveral Port Authority

### Appendix A – Schedule of Insurance in Force (Unaudited) Fiscal Year Ended September 30, 2024

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<b>Property Coverage</b>	
Total insured values	\$ 915,076,063
Limit on buildings, contents, electronic data processing, flood, equipment, terrorism and boats	\$ 200,000,000
<b>Port Liability</b>	
Comprehensive per occurrence/bodily injury and property damage	\$ 25,000,000
<b>Automobile Liability and Physical Damage</b>	
Bodily injury and property damage	\$ 1,000,000
Auto medical payments, any one accident or loss	\$ 5,000
Personal injury protection	Statutory
Hired and non-owned auto liability	\$ 1,000,000
<b>Excess Port Liability</b>	
Per occurrence/aggregate	\$ 75,000,000
<b>Public Officials Liability, Claims Made Policy, includes Directors and Officers and Employment Practices Liability Insurance</b>	
Each claim and aggregate, including claims expense	\$ 3,000,000
<b>Comprehensive Crime Insurance</b>	
Employee theft, per loss/aggregate	\$ 1,000,000
Forgery or alteration	\$ 1,000,000
Computer fraud	\$ 1,000,000
<b>Florida Storage Tank</b>	
Each incident/aggregate	\$ 2,000,000
<b>Fiduciary Liability, Claims Made Policy</b>	
Aggregate	\$ 1,000,000
<b>Workers' Compensation, Employers Liability</b>	
Bodily injury by accident/each accident	\$ 1,000,000
Bodily injury by disease/each employee	\$ 1,000,000
Bodily injury by disease/aggregate	\$ 1,000,000
<b>Hull and Machinery / Protection and Indemnity / Vessel Pollution Liability</b>	
Hull limit	\$ 5,567,200
P&I limit	\$ 1,000,000
Excess P&I	\$ 5,000,000
Vessel pollution limit	\$ 5,000,000



Air Force  
(Restricted Military)

Trident  
Basin

Air Force  
(Restricted Military)

West  
Turning  
Basin

Middle  
Turning  
Basin

GEORGE KING BLVD.

Maritime Center

401

401

14

13

11

9

8

7

6

4

3

2

1

EXIT 54A

528

EXIT 54B

12

10

5

18

19

27

20

26

21

22

23

24

25

Cruise  
Terminals

Cargo  
Berths

Recreation  
Sites

- ① Jetty Park Campground & Beach
- ② Boat Ramps & Boat Ramp Parking
- ③ Cruise Terminal 3
- ④ Cruise Terminal 2
- ⑤ South Cargo Area
- ⑥ South Cargo Pier 1
- ⑦ South Cargo Pier 2
- ⑧ South Cargo Pier 3
- ⑨ South Cargo Pier 4
- ⑩ Cruise Terminal 1
- ⑪ The Cove District
- ⑫ Exploration Tower
- ⑬ Marina District
- ⑭ Boat Ramps & Parking
- ⑮ Cruise Terminal 10
- ⑯ Cruise Terminal 8
- ⑰ Cruise Terminal 6
- ⑱ Cruise Terminal 5
- ⑲ North Cargo Berth 8
- ⑳ North Cargo Area
- ㉑ North Cargo Berth 6
- ㉒ North Cargo Berth 5
- ㉓ North Cargo Berth 4
- ㉔ North Cargo Berth 3
- ㉕ North Cargo Berth 2
- ㉖ North Cargo Berth 1
- ㉗ Petroleum Terminal





Canaveral Port Authority  
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