

May 20, 2026

To the Board of Directors
Nassau County Land Bank Corporation

In planning and performing our audit of the financial statements of Nassau County Land Bank Corporation (the "Corporation") as of and for the year ended December 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the Corporation'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 Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatement due to error or fraud may occur and not be detected by such controls. However, as discussed below, we identified a certain deficiency in internal control that we considered to be a material weaknesses.

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.

During our audit, we also became aware of the following deficiencies in internal control other than significant deficiencies or material weaknesses, and other matters that are opportunities for strengthening internal controls and operating efficiency.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various governmental unit personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

This communication is intended solely for the information and use of the Board of Directors, Audit Committee and management of the Corporation and is not intended to be, and should not be, used by anyone other than these specified parties, unless permission is granted.

Sincerely,

CBIZ CPAs P.C.

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**NASSAU COUNTY LAND BANK CORPORATION
MANAGEMENT LETTER RECOMMENDATIONS
RESULTING FROM THE DECEMBER 31, 2025 AUDIT**

Exhibit I – Prior Year Observations and Recommendations Requiring Further Action

1. Year-End Close (Material Weakness)

2023 Observation: Our audit procedures discovered numerous instances where an adjusting entry was needed to be proposed in order to properly report the financial statements of the Corporation.

2023 Recommendation: The Corporation should consider a documented review process of the year-end books and records which includes a review with the Corporation's executive director to ensure that all events, expenses, and related revenues are captured in the books and records.

2023 Management's response: Management will work with our accounting provider to better close out the year-end accounting records.

2024 Status: This observation still exists.

2024 Management's response: The Nassau County Land Bank acknowledges the audit finding and is committed to enhancing our financial oversight processes. As part of our year-end closeout procedures, we will ensure that all general journal entries and other financial entries are properly reviewed and documented.

We recently onboarded a new accountant and are working to fully integrate them into our financial procedures. Additionally, we identified inconsistencies in record-keeping from our previous accounting group, which our new accountant has been addressing. Moving forward, we will implement a structured review and approval system to ensure that all financial entries are properly documented, regardless of any transitions in accounting vendors.

2025 Status: This observation still exists.

2025 Management's response: The Corporation acknowledges the auditors' observation regarding proposed adjusting journal entries and the recommendation to further formalize the year-end review process.

The adjustments noted during the audit were primarily technical in nature and did not reflect errors in underlying transactions or deficiencies in the Land Bank's operational controls.

Management maintains ongoing oversight of financial activity throughout the year. The Executive Director, Board Treasurer, and Board Chair are actively involved in reviewing financial transactions, and all disbursements are subject to dual-signature authorization. These controls provide reasonable assurance that financial activity is properly reviewed, authorized, and recorded despite GAAP adjustments being required at year-end.

The Corporation will enhance its year-end procedures by implementing a more formalized and documented review process of financial statements and supporting schedules with management and Board leadership prior to finalization.

2. Due to Nassau County Balances

2023 Observation: During our audit, we identified that the year-end adjustment for the accrual for the Executive Director's salary had not been recorded.

2023 Recommendation: The Corporation should adopt a process to periodically reconcile its balances due to Nassau County.

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2023 Management's response: Management will work with our accounting provider to better close out the year-end accounting records.

2024 Status: This observation still exists. In addition, it had been identified that an overpayment was made to the county for prior property sales based on computation from former executive director.

2024 Management's response: The Nassau County Land Bank acknowledges the audit finding and is committed to improving our financial tracking processes. Currently, fund disbursements are made only when an invoice is received, and there is no fixed schedule for these payments. We recognize the need for a more structured approach to capturing operational costs related to property maintenance and tracking balances due to Nassau County.

2025 Status: This observation still exists.

2025 Management's response: This appears to be the result of a communication gap, as there is currently no formal process in place for Human Resources to notify the Land Bank's accountant of salary changes in real time. Additionally, Nassau County serves in a fiduciary and payroll administration capacity for the Corporation. In practice, the Corporation relies on the County to calculate and issue invoices for payroll-related obligations. Upon receipt of such invoices, the Corporation reviews and processes payment accordingly.

3. Journal Entry Approval

2022 Observation: During our review of the design and implementation of internal controls over journal entries, we did not see an indication of review by the Corporation's management. The entries reviewed were made correctly and by the Corporation's accountant.

2022 Recommendation: Management of the Corporation should be involved in the review of journal entries and other adjustments made to the Corporation's books and records.

2022 Management's response: Management will set the policies and procedures internally to document the authorization for journal entries.

2023 Status: While the Corporation has adopted a process of reviewing journal entries. During the audit, we were unable to validate that the approvals had occurred. We recommend that a process is adopted which documents that the approval over the corporation's journal entries have occurred. In addition, supporting documentation was not able to be provided to us for a few of the transactions within the journal entries tested.

2023 Management's response: Management will set the policies and procedures internally to document the authorization for journal entries.

2024 Status: During the audit, we were unable to validate those approvals of journal entries had occurred or an indication of review by management. We recommend that a process is adopted which documents that the approval over the Corporation's journal entries have occurred.

2024 Management's response: The Nassau County Land Bank acknowledges the audit finding and is committed to enhancing our financial oversight processes. As part of our year-end closeout procedures, we will ensure that all general journal entries and other financial entries are properly reviewed and documented.

We recently onboarded a new accountant and are working to fully integrate them into our financial procedures. Additionally, we identified inconsistencies in record-keeping from our previous accounting group, which our new accountant has been addressing. Moving forward, we will

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implement a structured review and approval system to ensure that all financial entries are properly documented, regardless of any transitions in accounting vendors.

2025 Status: There were no general journal entries recorded during 2025 in advance of the audit.

During our review of the Corporations transactions, it was indicated through the Executive Directors signing of checks or deposits that transactions are reviewed. Due to the personnel of Land Bank being limited to the Executive Director and Outsource accountant.

It is recommended that all transactions are reviewed and documented within the meeting minutes.

2025 Management's response: Management agrees to review and document the process within the meeting minutes going forward.

***END OF PRIOR YEAR OBSERVATIONS AND RECOMMENDATIONS REQUIRING FURTHER
ACTION***