Lee County, Florida

Financial Reports

For The

Fiscal Year Ended September 30, 2025



Prepared By:

General Accounting Office, Comptroller & Treasury Department

Clerk to Board of County Commissioners

Kevin C. Karnes

Lee County, Florida

FINANCIAL REPORTS

As of September 30, 2025

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May 19, 2026

Ms. Sherrill F. Norman, Auditor General
Florida Auditor General's Office
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, FL 32399-1450

Dear Ms. Norman,

We are pleased to submit a copy of the Lee County, Florida *Annual Comprehensive Financial Report* for the fiscal year ended September 30, 2025, in addition to an electronic version.

The County's Annual Comprehensive Financial Report and the Single Audit Report were presented to the Board of County Commissioners for acceptance on May 19, 2026. The Management Letter, Independent Auditors' Report, and the Single Audit Independent Auditor's Report were received on April 29, 2026.

Sincerely,

Michele Crowell

Michele Crowell, CPA
Assistant Finance Director

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Fiscal Year Ended
September 30, 2025

www.LeeClerk.org







Lee County
Southwest Florida

Lee County, Florida

Annual Comprehensive Financial Report

For the
Fiscal Year Ended September 30, 2025

Lee County
Southwest Florida

Prepared by:
General Accounting Office, Comptroller & Treasury Department

Clerk to Board of County Commissioners

Kevin C. Karnes

Lee County, Florida

PRINCIPAL OFFICIALS

As of September 30, 2025

Elected Officials

Board of County Commissioners, Port Commissioners:

Commissioner, District 1	Kevin Ruane * **
Commissioner, District 2	Cecil Pendergrass
Commissioner, District 3	David Mulicka
Commissioner, District 4	Brian Hamman
Commissioner, District 5	Mike Greenwell

Appointed Officials

County Manager	Dave Harner II
County Attorney	Richard Wm. Wesch
Executive Director, Port Authority	Steve Hennigan
Hearing Examiner(s)	Donna Marie Collins

* Chairman for Board of County Commissioners
** Chairman for Board of Port Commissioners

Lee County, Florida
ANNUAL COMPREHENSIVE FINANCIAL REPORT
September 30, 2025
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INTRODUCTORY SECTION







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

April 23, 2026

To the Citizens of Lee County and Members of the Board of County Commissioners:

We are pleased to present to you the accompanying Annual Comprehensive Financial Report of Lee County (the County) for the fiscal year ended September 30, 2025. State law requires that a complete set of financial statements, presented in conformance with generally accepted accounting principles (GAAP), audited by licensed independent certified public accountants be released to the public within nine months of the fiscal year end. This report is being issued in fulfillment of these statutory requirements.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the Clerk of Circuit Court as Chief Financial Officer of the County. We believe the data, as presented, is accurate in all material respects, that it is presented in a manner designed to fairly set forth the financial position and the results of operations of the County, and that all disclosures necessary to enable the reader to obtain a comprehensive understanding of the County's financial activity have been included.

Internal Controls

The County has established a comprehensive internal control framework that is designed to provide reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and ensure that the financial records for preparing financial statements and maintaining accountability for assets are reliable. The concept of reasonable assurance recognizes that the cost of control should not exceed the benefits likely to be derived and that the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework. We believe that the County's internal controls adequately safeguard assets and provide reasonable assurance of properly recorded financial transactions.

Independent Audit

In compliance with the laws of the State of Florida the County's financial statements have been audited by CliftonLarsonAllen LLP, a firm of licensed independent certified public accountants. The audit was performed to provide reasonable assurance that the financial statements for the fiscal year ended September 30, 2025, are free of material misstatement. The audit involved performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements; evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management; as well as evaluating the overall financial statement presentation. The independent auditor issued an unmodified opinion on the County's financial statements for the fiscal year ended September 30, 2025. The Independent Auditors' Report is presented in the Financial Section of this report. Governmental accounting and auditing principles require 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). The Management's Discussion & Analysis (pages 16-26) can be found in the Financial Section immediately following the Independent Auditors' Report and should be read in conjunction with this transmittal letter.

County Structure and Services



Lee County was founded in 1887 and named in honor of General Robert E. Lee. The County is located on the Gulf of Mexico in the southwestern portion of Florida and encompasses approximately 811 square miles, including several small islands in the Gulf of Mexico. Lee County is the most populous of the five counties that make-up Southwest Florida. The incorporated cities, towns, and villages include: Fort Myers (County Seat), Cape Coral, Estero, Bonita Springs, Fort Myers Beach, and Sanibel. The Town of Fort Myers Beach is located on Estero Island and the City of Sanibel is situated on Sanibel Island. The unincorporated communities include Lehigh Acres, North Fort Myers, Tice, Alva, Matlacha, Pine Island, and Captiva Island. Lee County's climate can be classified as subtropical with temperatures averaging 53 degrees low to 74 degrees high (Fahrenheit) in January and 75 degrees low to 91 degrees high (Fahrenheit) in August.

The estimated population in Lee County in 2025 is 839,223. With approximately 27.4 percent of its residents age 65 and older, the County is well known as a retirement destination. Lee County's population grew by approximately 23.0 percent between 2010 and 2020, and by 10.3 percent between 2020 and 2025. The Bureau of Economic and Business Research projects Lee County will have a population of over 1,000,000 by 2040.

County Services and Reporting Entity

The County provides its citizens with a wide range of services that include law enforcement, human and community assistance-related services, civil and criminal justice system services, road and bridge maintenance, park operation, library services, economic and physical environment, as well as other general and administrative support services. In addition, airport facilities, transit system, water and wastewater system, toll bridge facilities, and a waste-to-energy facility are provided under an enterprise concept with user charges set by the Board of County Commissioners. The fiscal year for the County begins October 1 and ends September 30. The Board of County Commissioners (the Board) is the legislative body for the County, having the responsibility of budgeting and providing all the funding used by the various County departments and the separate Constitutional Officers, with the exception of fees collected by the Clerk of Circuit Court, Property Appraiser, and Tax Collector. Under the direction of the Clerk of Circuit Court, the Comptroller & Treasury Department maintains the accounting system for the Board's operations. The other Constitutional Officers maintain their own accounting systems. For purposes of this report the operations of the County as a whole, including all Constitutional Officers, have been presented. In addition to the divisions of the Board and the Constitutional Officers, the Lee County Port Authority, a blended component unit, is included in the Annual Comprehensive Financial Report.

Budgetary Controls

The adopted budget is controlled in accordance with Chapter 129, *Florida Statutes*, and a formal budget policy which is incorporated into the County's Administrative Code. Budgets are prepared annually and the level of budgetary control, the level at which expenditures cannot legally exceed the appropriated amount, is established at the fund level. The Board adopts an annual budget for all funds. The Assistant County Manager, on behalf of the County Manager, is responsible for the preparation of the Board's budget. The legally adopted total appropriation for a fund may only be changed by resolution of the Board. Full authority to transfer budgetary amounts other than these instances is delegated to the County Manager or the Assistant County Manager. When the Board adopts the program budget it is integrated into the reporting system for management reporting purposes. Budget-to-actual comparisons are provided in the report for each fund for which an appropriated annual budget has been adopted. Original and final budgets for major governmental funds are also provided. The budgets of the Constitutional Officers are presented to the appropriate authorizing bodies according to state statute and budget control is retained at the fund level. The budgets of the Property Appraiser and Tax Collector are approved by the Florida Department of Revenue and those of the Clerk of the Circuit Court (excluding fees and court-related budgets), Sheriff, and Supervisor of Elections are approved by the Board. The court-related portion of the Clerk of Circuit Court's budget is determined by the State of

Florida's legislature. No budget is prepared for the Tax Collector's internal service fund and the Sherif's special revenue and internal service funds.

Financial Condition of the County

Local Economy

Lee County has long been a popular vacation and retirement spot with more than 50 miles of white sandy beaches that span from Gasparilla Island State Recreation Area to Barefoot Beach on Little Hickory Island. There are 18 miles of public parks on the beachfront and more than 100 public beach access points. Lee County contains more than 100 parks, beaches, wildlife refuges, including J.N. "Ding" Darling National Refuge on Sanibel Island; Lover's Key/Black Island State Park; Lakes Park; and Six Mile Cypress Slough. There are more than 100 golf courses in Lee County and the County ranks in the top ten in the nation for hole-per-person ratio. Each year, thousands of fans flock to Lee County to watch spring training for the Boston Red Sox and Minnesota Twins. Although Lee County experiences year-round tourism, the number of tourist's increases in winter as does the retiree population. The region also has a long history of attracting innovators, including the families of Henry Ford and Thomas Edison.

In Lee County, tourism employs one out of every five people. Tourism metrics are stabilizing and recovery from Hurricanes Ian, Milton, and Helene continues. Sanibel and Captiva Islands were on the USA Today's ten places to go with kids in 2026 and honored by The New York Times as a celebratory post-hurricane comeback story. Lee County received approximately 3.3 million visitors in fiscal year 2025 that generated $3.2 billion in economic impact. The Lee County Visitor and Convention Bureau reported tourist tax collections of $46.7 million in fiscal year 2025, up 5.7 percent from fiscal year 2024. The tourism figures provided by Lee County's Visitor and Convention Bureau for fiscal year 2025 showed that the number of visitors increased 4.4 percent and spending by visitor's increased 4.2 percent year over year. Passenger traffic at Southwest Florida International Airport ("SWFIA") remained steady during the fiscal year, serving approximately 11.0 million passengers in fiscal year 2025.

With no personal income tax, Florida consistently ranks as one of the best places to do business, and Lee County businesses benefit from Florida's state tax structure. Florida's tax code is the fourth most competitive in the country according to a study released last year by the nonprofit group Tax Foundation. Lee County was ranked the ninth fastest-growing County in the country, according to data released by the U.S Census Bureau. Lee County is home to several colleges, universities, and technical-vocational schools that provide a stream of talented workforce. Lee County is also home to a nationally recognized public school system.

Employment

Lee County is home to approximately 50,000 businesses and has become a coastal hub for business growth and talented workers. The leading industries in Lee County are retail, health care and social services, accommodations and food services, and construction. With the region's business incentives, tax structure, and quality of life, more companies have relocated to the area.

From fashion icon Chico's, IT consulting and research company Gartner, manufacturing company Entertainment Metals, NeoGenomics Laboratories, Scotlynn, Hertz Global Holdings, and cancer care service provider 21st Century Oncology to a handful of companies that have relocated to the region over the last decade, companies across multiple sectors have chosen Lee County.

The County's continued recovery from hurricanes Ian, Milton, and Helene, and a decline in consumer sentiment, have impacted employment. The unemployment rate increased from 3.6 percent in 2024 to 4.8 percent in 2025. The County's unemployment level is above Florida's rate of 3.8 percent and above the national rate of 4.3 percent.

The labor force at September 30, 2025, 2024, and 2023 was 377,200, 380,000, and 396,900, respectively. Employment in the County as of September 30, 2025, is estimated at 359,200. The Florida Department of Economic Opportunity projects an 9.8 percent increase in Lee County jobs by 2033.

According to the United States Department of Labor, Bureau of Labor Statistics, the non-agricultural employment for the Lee County Metropolitan Area was comprised of 19.1 percent in Trade, Transportation and Utilities, 15.9 percent in Government (Federal, State and Local), 12.1 percent in Leisure and Hospitality, 14.5 percent in Professional and Business Services, 11.9 percent in Education and Health Services, 16.3 percent in Mining, Logging, Construction and Manufacturing, and 10.2 percent in all other

Economic Conditions

The mainstays of the County's economy are tourism and retirement, and their associated services, such as health, trade, and other service-orientated industries. The County also has real estate development, agribusiness, high-tech manufacturing, corporate and regional headquarters, warehousing and distribution, and financial service industries.

Lee County's housing market has slowed down compared to the frenzied pace experienced a few years ago, but is showing optimistic trends. Foreclosures filed in the County decreased marginally, from 972 in fiscal year 2024 to 955 in fiscal year 2025 which represents a 1.7 percent decrease from prior year. The housing market saw a slight decrease in median sales price and an increase in new pending sales compared to the same period a year ago. According to Florida Realtors, the median sale price of an existing single-family home in Lee County decreased 2.1 percent, from $383,000 in September 2024 to $375,000 in September 2025. New pending sales increased by 11.0 percent and closed sales increased 14.4 percent, year over year. The median sale price for existing townhouses and condominiums decreased 6.7 percent from $300,000 in September 2024 to $280,000 in September 2025. Townhouse and condo new pending sales increased 14.3 percent and closed sales increased 17.0 percent, year over year.

Property taxes are a main revenue source for the General Fund, MSTU, All Hazards Protections, and the Library fund. Taxable assessed property values have increased for twelve straight years and increased 14.6 percent from fiscal year 2024. Residential land use accounts for approximately 86.4 percent of taxable value followed by 9.8 percent for commercial. The Countywide millage rate of 3.7623 has remained unchanged for the last three years.

Current and Long-Term Capital Initiatives

The County's Capital Improvement Program (CIP) consists of capital projects which reflect the County's infrastructure needs over a five-year time frame and include assets with long-term value such as buildings, roads, bridges, and parks. Significant capital projects and other initiatives completed in fiscal year 2025 include (total cost in millions):

$4.1 San Carlos Park Drainage Improvements – *Water and Wastewater*
$5.5 Lehigh Acres Park and Ride Transfer Station – *Transit*
$9.0 Lee County Compost Facility – *Solid Waste*
$13.4 RSW transmission main-Ben Hill Griffin Pkwy to Treeline Ave – *Water and Wastewater*
$20.1 Rehabilitate roadways – *Southwest Florida International Airport*
$22.7 Widening of Littleton Road – *Transportation*
$37.0 South quad hangars and ramp design and construction – *Southwest Florida International Airport*
$39.0 Emergency Operations Center expansion – *Public Safety*
$48.0 Three Oaks Water Reclamation Facility expansion – *Water and Wastewater*

Significant projects currently in progress include the following (projected cost in millions):

Southwest Florida International Airport (SWFIA)

$18.1 Public safety building
$40.0 Consolidated maintenance facility
$70.5 Runway rehabilitation
$258.9 Parallel runway site preparation to include design of a 9,100 foot parallel runway, storm drainage system, environmental permitting and mitigation design
$340.0 Design of rental car relocation facilities
$678.4 Terminal expansion design; includes consolidation of security checkpoints and increasing concession areas
$1,067 Phase 2 terminal expansion – Concourse E Gates



Transit
$11.0 Bus stop/passenger amenities project



Water and Wastewater
$17.1 Three Oaks deep injection well
$26.4 Green Meadows deep injection well
$30.6 Southeast force main
$31.6 Southeast wellfield expansion
$32.3 Corkscrew Road widening utility relocations
$55.1 North Lee County wellfield expansion
$62.7 North Lee County Water Treatment Plant expansion
$306.6 Fort Myers Beach Water Reclamation Facility restoration and capacity enhancement
$323.6 Southeast Water Reclamation Facility

Solid Waste
$11.8 Landfill class I phase IV update
$14.9 Landfill class III update
$95.0 Waste to energy life extension
$96.8 Construction of new Material Recovery Facility

Transportation
$35.2 Widening of Ortiz Road from Colonial Boulevard to State Road 82
$104.1 Replacement of the Big Carlos Pass Bridge
$111.0 Extension of Sunshine Blvd
$158.0 Extension of Three Oaks North to Daniels Parkway
$267.7 Widening of Burnt Store Road to Van Buren Pkwy
$386.0 Extension of Alico Road to State Road 82
$480.4 Cape Coral Bridge replacement

Culture and Recreation
$8.7 Causeway Island erosion control/stabilization
$11.4 South County Regional Library renovation
$14.4 Able Canal Greenway
$15.3 Civic Center improvements
$17.0 Fort Myers Fishing Pier
$18.0 Countywide park improvements
$26.5 Environmental restoration and exotic maintenance
$52.0 Larry Kiker Preserve
$72.5 Stadium Improvements and Maintenance

Natural Resources
$7.9 Captiva Island beach renourishment
$9.2 Estero Island beach renourishment
$20.9 Bonita Beach renourishment cycle 2
$26.3 Lovers Key Beach renourishment
$27.0 Ten Mile Canal south

Public Safety
$10.0 EMS Base Safe Room
$15.1 Resilient Radio Towers
$16.0 EMS prototype stations

Facilities
$10.5 East Lee County Government Center
$14.5 Natural Resources lab relocation
$15.5 Construction of new DOT warehouse.
$31.7 Justice Center plumbing replacement
$30.5 Medical Examiner's Office Expansion

Cash Management and Investments

The cash needs of the County are monitored daily and cash that is temporarily idle during the year is invested in accordance with the County's investment policy. The primary objective of the investment policy is the preservation of capital and the protection of investment principal. The investment portfolio as of September 30, 2025 was $2,398,495,000.

Investments during the year were:

- Treasury bills and notes and government agencies and instrumentalities whose investments consist primarily of municipals and U.S. government obligations. At fiscal year-end the maturities of the investments ranged from six months to one year and six months and interest earned ranged from .90 percent to 4.8 percent.
- The County participates in the State Board of Administration's ("SBA") Florida Local Government Surplus Trust Fund Investment Pool (Florida PRIME). The average yield for the pool for the fiscal year was 4.6 percent.
- The County also participates in four additional investment pools. The average yield for the Florida Cooperative Liquid Assets Securities System (FLCLASS) was 4.5 percent, the Florida Fixed Income Trust (FLFIT) was 4.6 percent, and the Florida Public Assets for Liquidity Management (FLPALM) was 4.5 percent.

The County earned a total of $266.3 million in interest earnings over the last five years, of which $107.7 million was earned in fiscal year 2025. Interest earnings increased in fiscal year 2025 as a result of higher rates.

Risk Management

The Board maintains self-insurance programs to administer insurance activities related to property and casualty, county-wide employee health and dental programs, general liability, and worker's compensation. The concept of the self-insurance programs is to allow the County to absorb losses up to a specific annual amount. Excess and other specific coverages are purchased from third-party carriers.

Funding for these programs is generated by charges to the operating departments based on management's annual estimates of claim loss funding and administration/operating costs. The Lee County Sheriff's Office and the Tax Collector's Office does not participate in the County's insurance programs and maintains a separate self-insurance fund for their employee health and dental coverage. The Port Authority does not participate in the property and casualty self-insurance program.

Awards and Acknowledgments

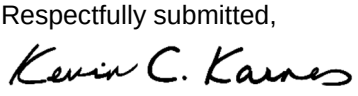
Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the County for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024. This was the 40th consecutive year that the County has received this prestigious award. To be awarded a Certificate of Achievement, the County had to publish an easily readable and efficiently organized Annual Comprehensive Financial Report which satisfied both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

Acknowledgements

The preparation of the Annual Comprehensive Financial Report on a timely basis was made possible by the dedicated service of the entire staff of the Comptroller & Treasury Office and the various managers and fiscal officers of the County Departments. The efforts of the Comptroller & Treasury General Accounting staff, specifically, Tracy Schatzman, Rose Hardt, Shelby Smith, Stephanie Mulhall, Brian Cole, Kim Tester, Cody Hall, Brandi Marchese, and Rebecca Lampley are especially noteworthy.

Respectfully submitted,



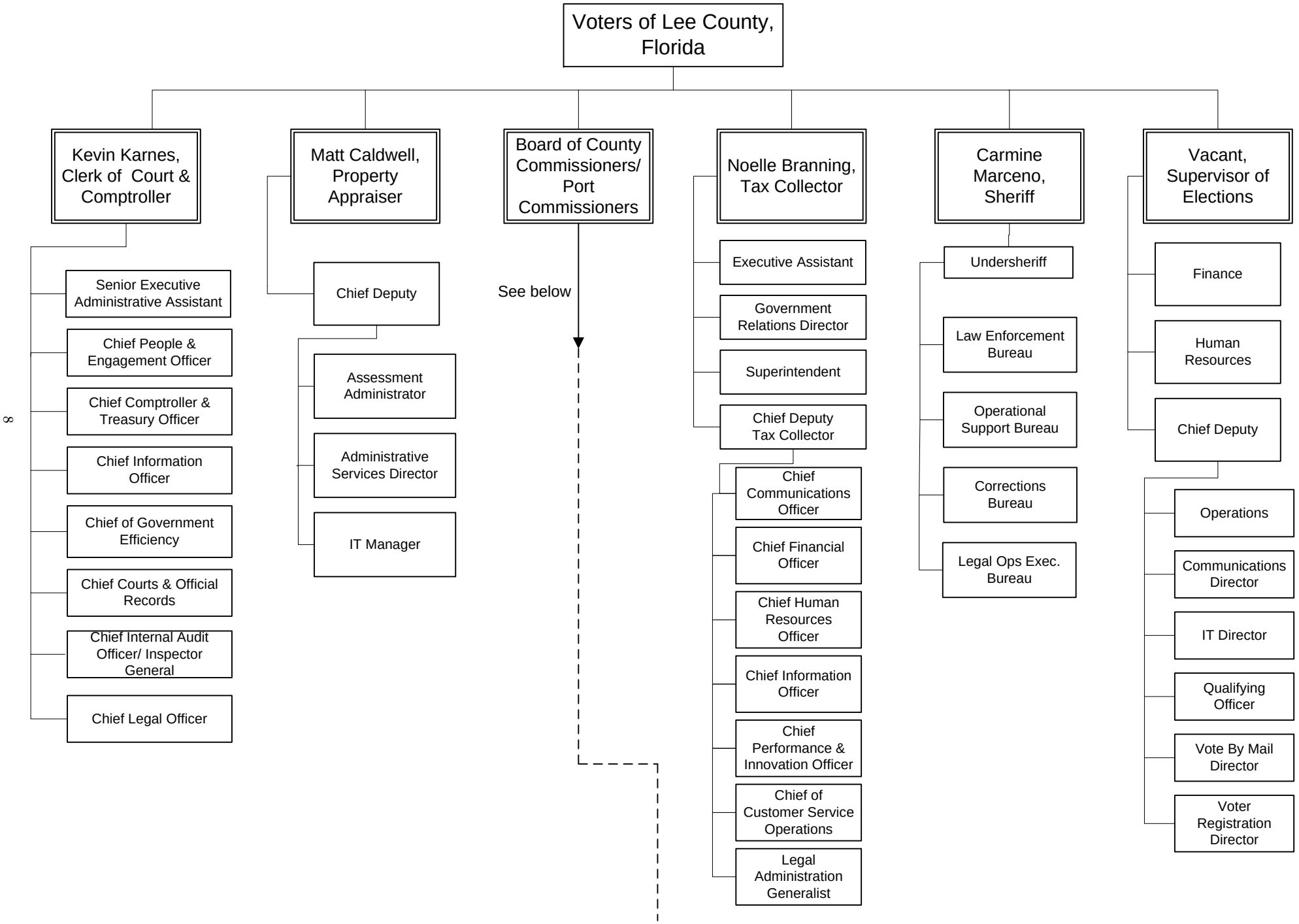


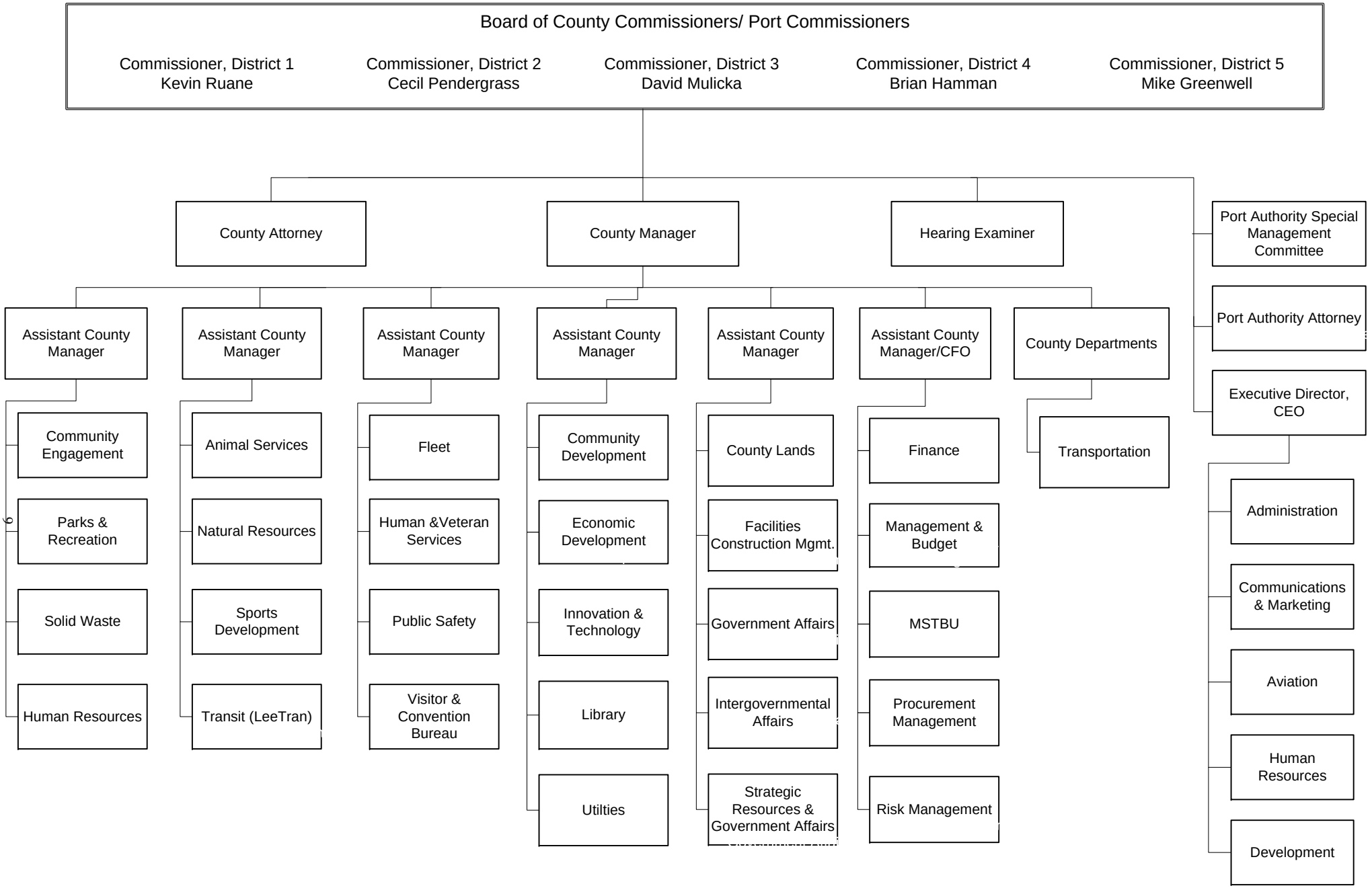


Kevin C. Karnes	Terry Mallow, CPA	Michele Crowell, CPA
Clerk of the Circuit Court & Comptroller	Chief Comptroller & Treasury Officer	Assistant Finance Director

Lee County Government

as of September 30, 2025




Board of County Commissioners/ Port Commissioners
Commissioner, District 1
Kevin Ruane
Commissioner, District 2
Cecil Pendergrass
Commissioner, District 3
David Mulicka
Commissioner, District 4
Brian Hamman
Commissioner, District 5
Mike Greenwell
County Attorney
County Manager
Hearing Examiner
Port Authority Special Management Committee
Port Authority Attorney
Executive Director, CEO
Assistant County Manager
Assistant County Manager
Assistant County Manager
Assistant County Manager
Assistant County Manager
Assistant County Manager/CFO
County Departments
Community Engagement
Parks & Recreation
Solid Waste
Human Resources
Animal Services
Natural Resources
Sports Development
Transit (LeeTran)
Fleet
Human &Veteran Services
Public Safety
Visitor & Convention Bureau
Community Development
Economic Development
Innovation & Technology
Library
Utilties
County Lands
Facilities Construction Mgmt.
Government Affairs
Intergovernmental Affairs
Strategic Resources & Government Affairs
Finance
Management & Budget
MSTBU
Procurement Management
Risk Management
Transportation
Administration
Communications & Marketing
Aviation
Human Resources
Development

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

County of Lee
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024



Executive Director/CEO

FINANCIAL SECTION







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Honorable Board of County Commissioners
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lee County, Florida (the County), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the County'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 respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County, as of September 30, 2025, and the respective changes in financial position, and where applicable, cash flows thereof and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the County 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 opinions.

Emphasis of Matter

As discussed in Note IX to the financial statements, the County implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, effective for the fiscal year end September 30, 2025. GASB Statement No. 101 requires liabilities to be recognized for leave attributable to services already rendered, that accumulates and is more likely than not to be used or otherwise paid or settled. The provisions of GASB Statement No. 101 have been applied to the County's net position at October 1, 2024. Our opinions are not modified with respect to this matter.

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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 County's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' 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 auditors' report that includes our opinions. 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 County'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 County'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, the schedules of total other postemployment benefit liabilities, and schedules of the County's proportionate share of the net pension liability and of its contributions, 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 opinions on the financial statements that collectively comprise the County's basic financial statements. The combining and individual fund statements and schedules 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 GAAS. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

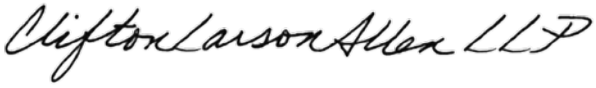
Management is responsible for the other information included in the annual report. The other information comprises the introductory section, the statistical section, and the other information but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do 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.

Honorable Board of County Commissioners
Lee County, Florida

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 23, 2026, on our consideration of the County'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 County'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 County's internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 23, 2026

Management's Discussion and Analysis
(Unaudited)

This discussion and analysis of Lee County's (the County) financial statements is designed to introduce the basic financial statements and provide an analytical overview of the County's financial activities for the fiscal year ended September 30, 2025. The basic financial statements are comprised of the government-wide financial statements, fund financial statements, and footnotes to the financial statements. We hope this will assist readers in identifying significant financial issues and changes in the County's financial position.

Financial Highlights

- At the close of fiscal year 2025, the County's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources, resulting in total net position of $3,996,692,000.
- The County's total net position increased $313,465,000, or 8.5 percent, in comparison to prior year.
- The County's governmental activities total net position of $1,914,886,000 increased $160,512,000, or 9.1 percent, in comparison to prior year. The unrestricted net position is a deficit balance of $584,550,000.
- The County's business-type activities total net position of $2,081,806,000 increased $152,953,000, or 7.9 percent, in comparison to prior year. Approximately 5.0 percent of the total, or $104,036,000 is unrestricted, and thus available for spending at the County's discretion.
- The County reported a liability of $511,314,000 for its proportionate share of the FRS and HIS net pension liabilities.
- The County reported a total other postemployment benefits liability of $581,574,000.
- Total revenues increased $116,008,000, or 5.6 percent, in comparison to prior year.
- Total expenses increased $168,147,000, or 9.9 percent, in comparison to prior year.

Government-wide Financial Statements

The government-wide financial statements (statement of net position and statement of activities found on pages 28-30) concentrate on the County as a whole and do not emphasize fund types but rather a governmental or a business-type classification, which are presented in separate columns. The governmental and business-type activities comprise the primary government. Fiduciary funds are not included in the government-wide financial statements.

General governmental and intergovernmental revenues support the governmental activities, whereas the business-type activities are primarily supported by user fees and charges for services. The purpose of the government-wide financial statements is to allow the user to be able to analyze the County's total financial position.

The statement of activities reflects the expenses of a given function or program, which are offset by program revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function or program. Taxes are reported under general revenue. The County maintains an allocation program for indirect expenses and, therefore, reports this allocation in a separate column on the government-wide statement of activities.

The effect of the inter-fund activity has been removed from the government-wide financial statements. However, the inter-fund services between functions are not eliminated. The internal service fund activity has been eliminated except for the outside activity on the government-wide financial statements.

Fund Financial Statements

The accounts of the County are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity or net position,

revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

The County's funds are presented in separate fund financial statements. These funds are presented on a governmental fund financial statement and a proprietary fund financial statement. The County's major funds are presented in separate columns on the fund financial statements. The definition of a major fund is one that meets certain criteria set-forth in Governmental Accounting Standards Board Statement Number 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* ("GASB 34"). The funds that do not meet the criteria of a major fund are considered non-major funds and are combined into a single column on the fund financial statements. However, a non-major fund can be designated as a major fund if the County chooses to do so.

Annual budgets are adopted for all funds except custodial funds, the Sheriff's internal service and special revenue funds, and the Tax Collector's internal service and special revenue funds. A budgetary comparison has been presented for the General Fund, which compares not only actual results to budget but also the original adopted budget to final budget.

Governmental Fund Financial Statements

Governmental fund financial statements (found on pages 31-35) are prepared on the modified accrual basis using the current financial resources measurement focus. Under the modified accrual basis, revenues are recognized when they become measurable and available as net current assets. Although the activity of the internal service funds is reported with the governmental activities on the government-wide financial statements, they are not combined on the government fund financial statements.

Two of the County's governmental funds, the General Fund and the Transportation Capital Improvements Fund are classified as major funds. All other governmental funds are combined into a single column on the governmental fund financial statements. Individual fund data for the non-major funds are found in combining statements as supplemental financial data.

Proprietary Fund Financial Statements

Proprietary fund financial statements (found on pages 36-42), like government-wide financial statements, are prepared on the full accrual basis. Proprietary funds record both operating and non-operating revenues and expenses. Operating revenues are those that are obtained from the operations of the proprietary fund.

The County reports the Port Authority, Water and Wastewater, Transportation Facilities, and Solid Waste as major funds in the proprietary fund financial statements. These enterprise funds are used to present the same functions that are presented in the government-wide financial statements. The only non-major fund, Transit, is reported in a separate column. The internal service funds are presented in their entirety combined in a single column on the proprietary fund financial statements.

The internal service funds are used to account for data processing, risk management, radio communications, telecommunications, fleet management, and self-insurance for health and dental, and workers' compensation services on a cost reimbursement basis. Individual fund data is in the combining statements as supplemental financial data.

Change in Accounting Estimate – Transportation Facilities– Allowance for Doubtful Accounts

During the fiscal year, management revised its estimate of the allowance for doubtful accounts for Transportation Toll Facilities. The revision was based on updated collection trends and improved information about customer payment behavior, resulting from the County implementing registration holds for citizens who failed to pay toll fees. This change significantly improved the collection rate for outstanding tolls. As a result of the change in estimate, bad debt expense for the year reflects a negative amount of $5,405,000, representing a reduction in allowance. The impact of

this change increased current year operating income. Under GASB Statement No. 100, Accounting Changes and Error Corrections, changes in accounting estimates arise from changes in inputs, circumstances, or experience, and must be recognized prospectively in the period of change. The change in estimate does not represent a correction of error, as there were no previously available facts that management should have known at the time the prior estimate was established.

Fiduciary Fund Financial Statements

The fiduciary fund financial statements (found on pages 43-44) are not included in the government-wide financial statements because the resources of those funds are not available to support the County's programs.

Government-Wide Financial Analysis

The government-wide financial statements were designed so that the user could determine if the County is in a better or worse financial condition from the prior year. The following is a condensed summary of net position for the primary government for fiscal years 2025 and 2024.

Summary of Net Position
September 30, 2025 and 2024
(amounts expressed in thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$1,432,128	$1,498,136	$1,231,852	$975,851	$2,663,980	$2,473,987
Capital assets	2,246,527	2,097,271	2,701,108	2,192,356	4,947,635	4,289,627
Total assets	3,678,655	3,595,407	3,932,960	3,168,207	7,611,615	6,763,614
Total deferred outflows of resources	309,792	302,700	52,895	64,470	362,687	367,170
Current liabilities	169,440	183,587	244,009	144,200	413,449	327,787
Non-current liabilities	1,449,424	1,551,131	1,470,979	995,037	2,920,403	2,546,168
Total liabilities	1,618,864	1,734,718	1,714,988	1,139,237	3,333,852	2,873,955
Total deferred inflows of resources	454,697	409,015	189,061	164,587	643,758	573,602
Net Position:						
Net investment in capital assets	1,958,264	1,837,103	1,742,555	1,571,639	3,700,819	3,408,742
Restricted	541,172	523,406	235,215	203,775	776,387	727,181
Unrestricted (deficit)	(584,550)	(606,135)	104,036	153,439	(480,514)	(452,696)
Total net position	$1,914,886	$1,754,374	$2,081,806	$1,928,853	$3,996,692	$3,683,227

Net investment in capital assets is the largest portion of the net position. This represents capital assets (land, buildings, improvements, machinery and equipment, infrastructure and right-to-use assets), net of accumulated depreciation and amortization and the outstanding related debt (less unspent proceeds) used to acquire the assets. The net investment in capital assets balance of $3,700,819,000 increased $292,077,000, or 8.6 percent, in comparison to prior year.

The restricted net position balance of $776,387,000 increased $49,206,000, or 6.8 percent, in comparison to prior year. This balance represents assets that are subject to external restrictions imposed by creditors, through bond covenants, by grantors, or by law on how they are used.

The unrestricted net position balance is a deficit balance of $480,514,000. The deficit balance increased $27,818,000 or 6.1 percent, in comparison to prior year.

The following schedule compares the revenues, expenses, and changes in net position for the primary government for the current and previous fiscal years.

Lee County, Florida
Summary of Revenues, Expenses, and Changes in Net Positions
For the Years Ended September 30, 2025 and 2024
(amounts expressed in thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	$200,513	$153,519	$580,066	$512,012	$780,579	$665,531
Operating grants and contributions	243,609	160,601	20,938	143,601	264,547	304,202
Capital grants and contributions	92,816	92,424	93,736	103,435	186,552	195,859
General revenues:						
Taxes	722,165	643,012	3,608	3,457	725,773	646,469
Grants and contributions not restricted to specific programs	99,266	103,302	-	-	99,266	103,302
Other	74,995	107,624	60,002	52,719	134,997	160,343
Total revenues	1,433,364	1,260,482	758,350	815,224	2,191,714	2,075,706
Expenses:						
Program activities:						
General government	358,789	391,494			358,789	391,494
Public safety	463,910	424,152			463,910	424,152
Physical environment	61,648	31,742			61,648	31,742
Transportation	101,973	102,988			101,973	102,988
Economic environment	137,263	63,679			137,263	63,679
Human services	32,826	28,813			32,826	28,813
Culture and recreation	96,511	103,852			96,511	103,852
Interest on long-term debt	10,914	11,722			10,914	11,722
Indirect expenses	(7,362)	(6,299)	7,362	6,299	-	-
Business-type activities:						
Airport			190,700	161,159	190,700	161,159
Water and Wastewater			161,335	159,330	161,335	159,330
Transit			39,579	36,897	39,579	36,897
Transportation Facilities			19,692	31,899	19,692	31,899
Solid Waste			193,994	153,260	193,994	153,260
Total expenses	1,256,472	1,152,143	612,662	548,844	1,869,134	1,700,987
Total change in net position before transfers	176,892	108,339	145,688	266,380	322,580	374,719
Special Item- Loss on discontinued project	-	-	(711)	(3,044)	(711)	(3,044)
Transfers	(8,902)	(23,184)	8,902	23,184	-	-
Change in net position	167,990	85,155	153,879	286,520	321,869	371,675
Net position - beginning - previously reported	1,754,374	1,669,219	1,928,853	1,642,333	3,683,227	3,311,552
Change in accounting principle (GASB 101)	(7,478)	-	(926)	-	(8,404)	-
Net positon - beginning - as restated	1,746,896	-	1,927,927	-	3,674,823	-
Net position September 30	$1,914,886	$1,754,374	$2,081,806	$1,928,853	$3,996,692	$3,683,227

Total revenues increased $116,008,000, or 5.6 percent, in comparison to prior year. Total expenses increased $168,147,000, or 9.9 percent, in comparison to prior year. Further explanations regarding the changes are detailed below.

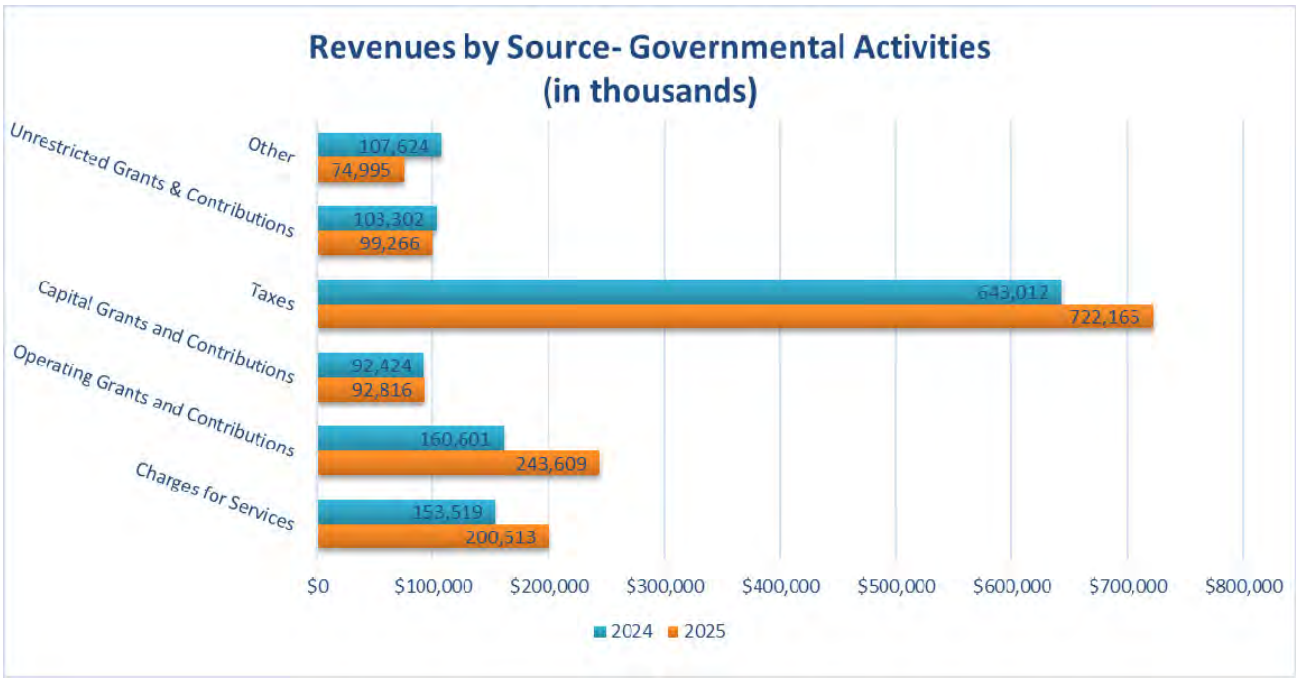
Governmental Activities

The governmental activities increased (decreased) the County's total assets, total deferred outflows of resources, total liabilities, total deferred inflows of resources, and total net position by $83,248,000, $7,092,000 , ($115,854,000), $45,682,000 , and $160,512,000, respectively. The increase in the governmental activities' net investment in capital assets is $121,161,000, or 6.6 percent, in comparison to prior year.

Total revenues for governmental activities increased $172,882,000, or 13.7 percent, in comparison to prior year. The main components of the change in total revenues for governmental activities were as follows:

- Charges for services increased $46,994,000, or 30.6 percent, in comparison to prior year primarily due to an increase in ambulance fees as a result of a new billing company and higher collection rates, and an increase in Tax Collector commissions and fees.
- Operating grants and contributions increased $83,008,000 or 51.7 percent, in comparison to prior year primarily due to an increase of $65,982,000 in Community Development Block Grant Disaster Recovery Funds from the U.S. Department of Housing and Urban Development to support long-term recovery efforts following Hurricane Ian. The County also recognized $14,591,000 more in American Rescue Plan Coronavirus State and Local Fiscal Recovery Funds.
- Taxes increased $79,153,000, or 12.3 percent, in comparison to prior year, primarily due to an increase of $75,750,000 in Ad Valorem taxes collected as a result of a 14.6 percent increase in property values.
- Other revenue decreased $32,629,000, or 30.3 percent, in comparison to prior year primarily due to a decrease of $22,936,000 for the change in fair value adjustment and $15,000,000 in insurance reimbursements received in the prior year related to Hurricane Ian.

The following is a chart of revenue by source for governmental activities for fiscal years 2025 and 2024:



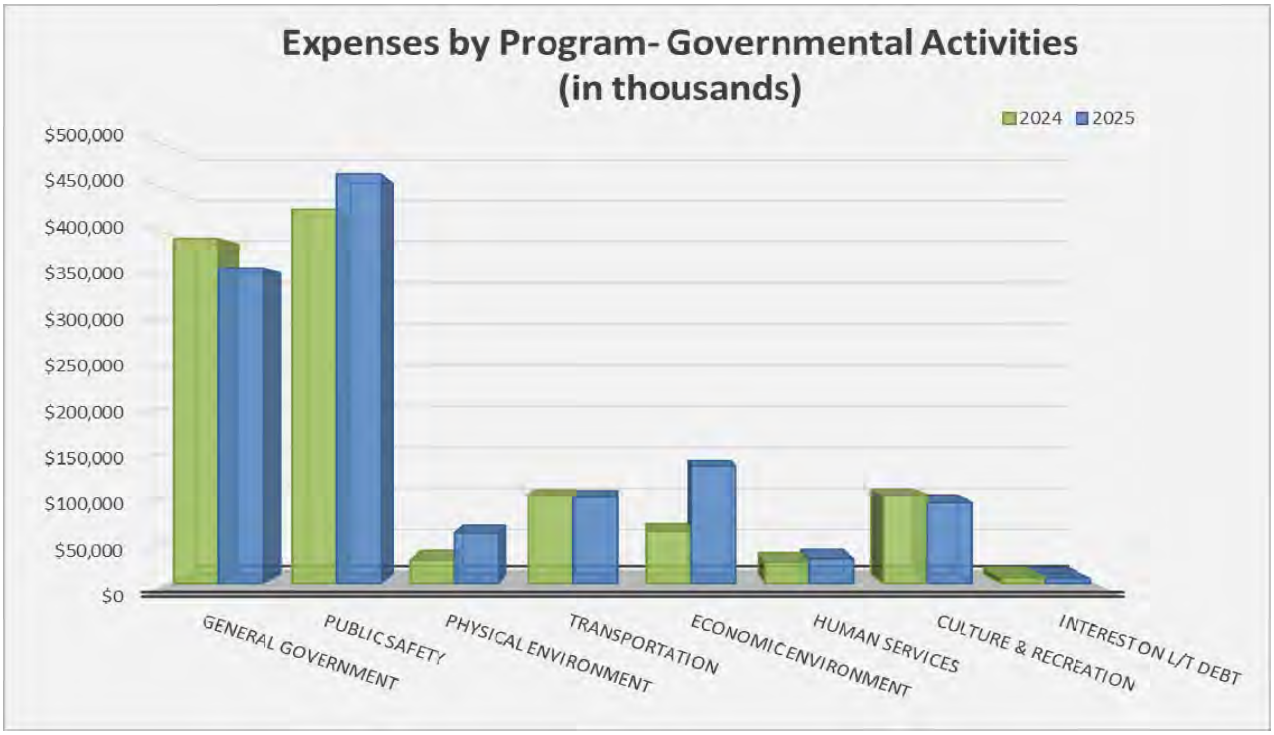
Total expenses for governmental activities increased $104,329,000 or 9.1 percent, in comparison to prior year. The main components of the change in total expenses for governmental activities were as follows:

- General government expenses decreased by $32,705,000, or 8.4 percent, primarily due to a decrease of $27,738,000 in other postemployment benefit expense as a result of plan changes and lower annual amortization and a decrease of $24,214,000 in pension expense as a result of lower amortization recognized in the current year related to investments gain/loss. These decreases were offset by an increase of $8,195,000 in

salaries due to a cost-of-living adjustment, an increase of $5,576,000 in expenses related to Hurricanes Milton and Helene, and an increase of $2,877,000 in county-wide building maintenance renovations.

- Public safety expenses increased by $39,758,000, or 9.4 percent, primarily due to an increase of $35,144,000 in Sheriff personal and operating costs as a result of a 7 percent salary increase, a 5 percent increase in health insurance rates, and higher inmate medical expenses.
- Physical environment expenses increased $29,906,000, or 94.2%, primarily due to an increase of $32,580,000 in beach renourishment costs for Lover's Key and Bonita Beach projects.
- Economic environment expenses increased $73,584,000, or 115.6 percent, primarily due to an increase of $70,000,000 in expenses for the Community Development Block Grant – Disaster Recovery Housing programs.

The following is a chart of expenses by program for governmental activities for fiscal years 2025 and 2024.



Business-Type Activities

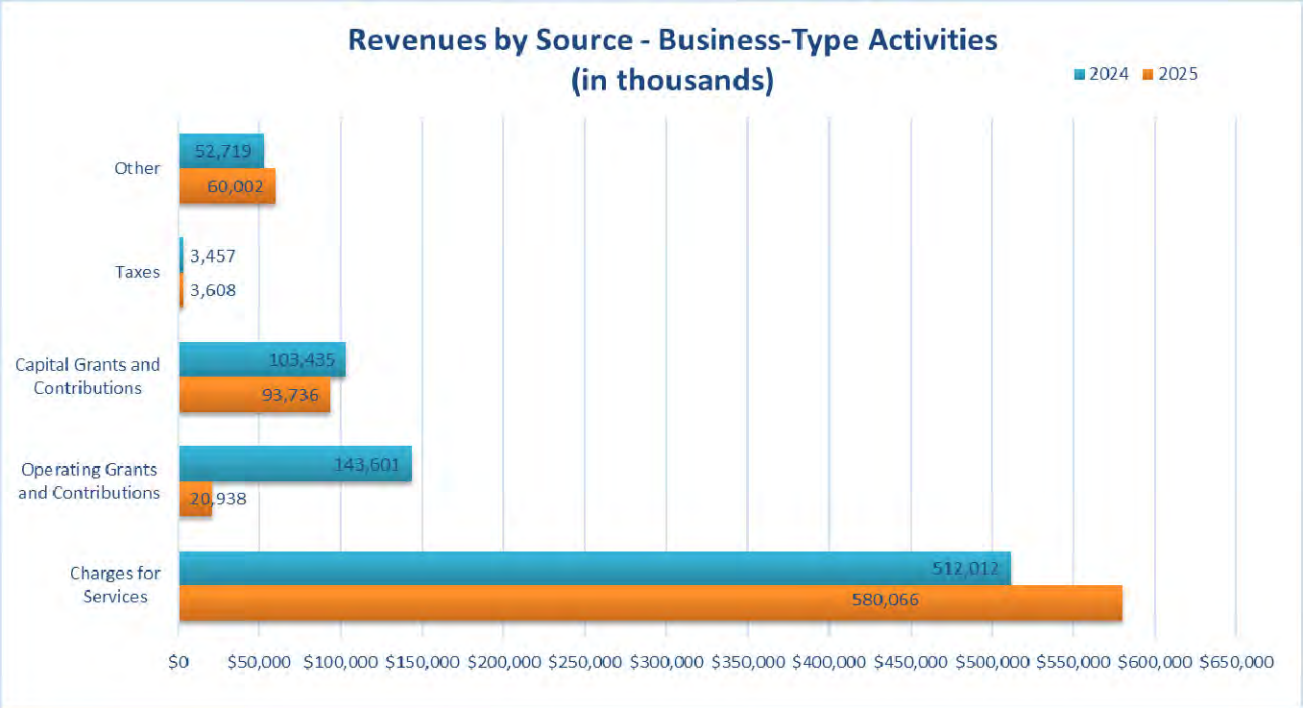
The business-type activities increased or (decreased) the County's total assets, total deferred outflows of resources, total liabilities, total deferred inflows of resources, and total net position by $764,753,000 , ($11,575,000), $575,751,000 , $24,474,000 , and $152,953,000 , respectively. The increase in the business-type activities' net investment in capital assets is $170,916,000, or 10.9 percent, in comparison to prior year.

Total revenues reported in business-type activities decreased $56,874,000, or 7.0 percent, in comparison to prior year. The decrease is a combination of a decrease in operating grants and contributions of $122,663,000 or 85.4 percent, a decrease in capital grants and contributions of $9,699,000, or 9.4 percent, offset by an increase in charges for services of $68,054,000, or 13.3 percent. Further details on the major contributing factors of the net decrease include the following:

- Airport operating grants and contributions decreased $19,520,000, or 98.6 percent, due to American Rescue Plan Act (ARPA) funding assistance ending in fiscal year 2024.
- Solid Waste operating grants and contributions decreased $112,800,000, or 96.9 percent as a result of receiving Hurricane Ian FEMA reimbursements related to debris removal in the prior year.
- Airport capital grants and contributions decreased $25,812,000, or 48.8 percent, due to grants received for the terminal expansion project in the prior year.

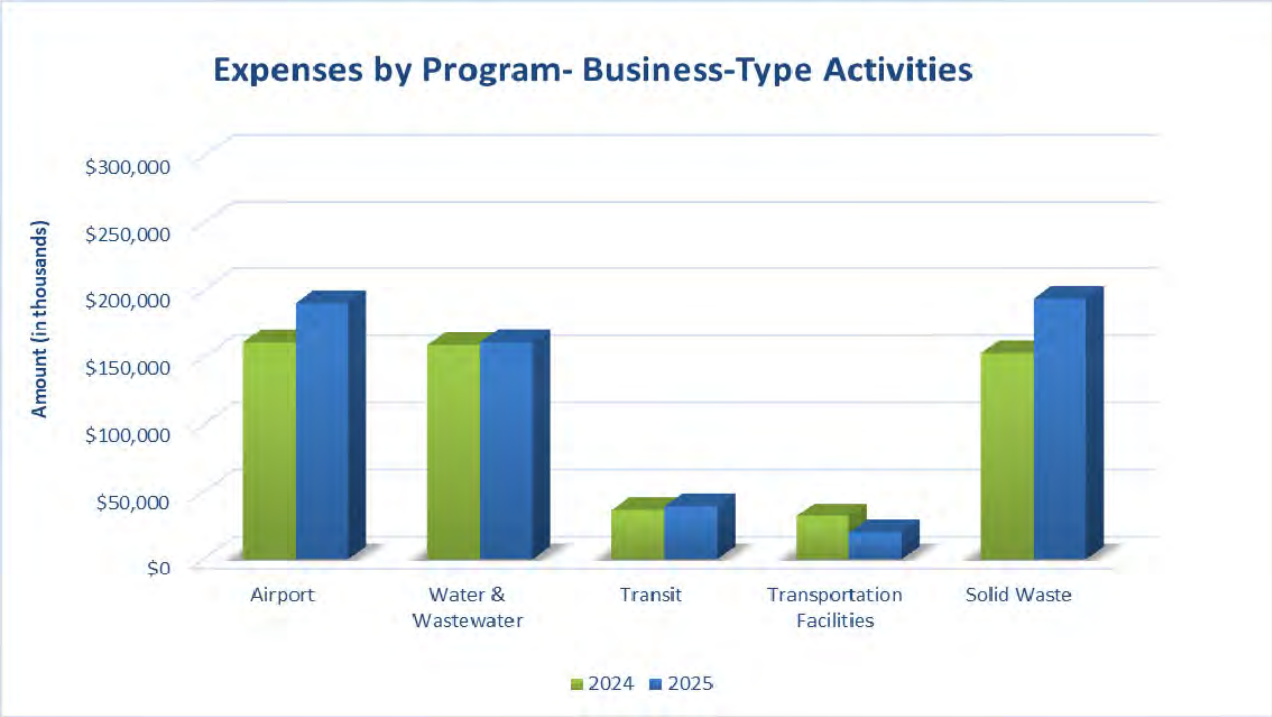
- Water and Wastewater capital grants and contributions increased $10,121,000, or 22.3 percent, due to a grant received from the Florida Department of Environmental Protections and an increase in developer contributed assets.
- Airport charges for services increased $43,838,000, or 25.2 percent, as a result of landing fee and terminal rental rate increases and an updated fee structure.
- Water and Wastewater charges for services increased $17,430,000, or 13.7 percent, as a result of an eight percent rate increase and an increase in customer base.
- Solid Waste charges for services increased $11,038,000, or 7.5 percent, due to an increase in commercial and residential assessments and an increase in electric revenues.

The following is a chart of revenues by source for business-type activities for fiscal years 2025 and 2024.



Total business-type expenses increased $7,283,000, or 11.6 percent, in comparison to prior year. The increase is a result of the following increases in Airport and Solid Waste expenses offset by a decrease in Transportation Facility expenses:

- The main contributing factor for the $29,541,000 increase in Airport expenses is due to higher interest expense for the first payment on the 2024 bond.
- Solid Waste expenses increased $40,734,000, or 26.6 percent, due to $30,000,000 in debris removal costs associated with Hurricane Milton and an increase of $13,000,000 in landfill closure costs related to the Class I Landfill.
- Transportation Facilities expenditures decreased $12,207,000, or 38.3 percent, primarily due to a decrease in bad debt expense as a result of a change in accounting estimate.



Financial Analysis of the Government's Funds

Governmental Funds

Governmental funds are comprised of the General Fund, special revenue funds, debt service funds, and capital projects funds. As noted earlier, governmental funds use the current financial resources measurement focus that focuses on near-term inflows and outflows. The General Fund is the general operating fund that is used to account for all financial resources, except those required to be accounted for in another fund.

The following are noteworthy facts and changes from prior year for the General Fund and the Transportation Capital Improvements Fund, which are the only two governmental funds reported as major funds:

General Fund- Total revenues increased year over year by $99,776,000, or 14.1 percent. The increase was primarily due to an increase in Ad Valorem taxes of $63,531,000, or 14.6 percent, as a result of higher assessed property values. Charges for services increased $38,003,000, or 73.3 percent, mainly due to higher ambulance fees collected in the current year. Total expenditures increased $70,196,000, or 10.3 percent, primarily due to an increase of $36,554,000 in public safety operating expenditures as a result of higher Sheriff personnel and operating costs; and an increase of $12,829,000 in general government operating expenditures due to higher salaries as a result of cost of living pay adjustments, expenditures related to Hurricanes Milton and Helene, and building renovation projects. Physical environment expenditures increased $6,979,000 due to costs associated with beach renourishment projects.

Transportation Capital Improvements Fund- Total revenues decreased $3,399,000, or 7.1 percent in comparison to prior year. Intergovernmental revenues decreased $3,110,000 due to more grant funding received from the Department of Transportation for road projects in the prior year and investment earnings decreased $3,512,000 due to a lower fair market value unrealized gain in the current year. These decreases were offset by an increase of $1,731,000 in miscellaneous revenue due to a contribution received from the City of Fort Myers for the Ortiz Road widening project. Total expenditures increased $14,906,000, or 23.0 percent, primarily due to capital costs associated with the Three Oaks Extension project. Transfers in were $5,335,000 lower in the current year, due to the growth increment transfer from the General Fund in the prior year, that was not made in the current year, offset by an increase in the excess toll transfer in the current fiscal year.

Proprietary Funds

Proprietary funds are comprised of enterprise funds and internal service funds. An enterprise fund is used to account for activities for which a fee is charged to external users for goods and services. Internal service funds are those that provide a service, primarily within the government, and charge a recovery fee. The following are noteworthy changes from prior year for proprietary major funds:

Port Authority

- The Port Authority reported operating income of $29,140,000. Net operating revenue increased $40,143,000, or 29.9 percent, in comparison to prior year as a result of an increase in user fees of $37,222,000 due to landing fee and terminal rental rate increases and an updated fee structure.
- Total operating expenses increased $4,683,000, or 3.3 percent, in comparison to prior year as a result of a $2,210,000 increase in salaries and wages due to a COLA increase, a $2,413,000 increase in contractual services, materials and supplies due to an increase in temporary employee costs and a mitigation project, and increase in depreciation of $2,094,000; offset by a decrease of $3,005,000 in Pension and Other Post Employment Benefit expense related to lower amortization of investment gain/loss.
- Investment earnings increased $17,770,000, or 84.3 percent, in comparison to prior year due to higher cash balances from the 2024 bond proceeds.
- Operating grants were $19,528,000, or 98.6 percent lower, due to ARPA funding ending in prior fiscal year.
- Interest expense increased $24,964,000, or 215.6 percent, due the first interest payment due on the 2024 bond issuance in the current fiscal year.
- Capital grants and contributions were $25,812,000, or 48.8 percent, lower due to grants received for the terminal expansion project in the prior year.

Water and Wastewater

- Net operating revenue increased $17,430,000, or 13.7 percent, in comparison to prior year due to an increase of $17,118,000 in user fees as a result of a rate increase and new customer accounts.
- Total operating expenses increased $6,739,000 or 4.5 percent, in comparison to prior year primarily due to an increase of $2,586,000 in salaries and wages due to an annual cost of living adjustment and additional positions, an increase of $1,747,000 in contractual services, materials, and supplies, and an increase of $1,770,000 in repairs and maintenance expenses for major maintenance projects.
- Capital grants and contributions increased $9,913,000, or 21.8 percent, in comparison to prior year due to a grant received from FDEP and an increase in developer contributed assets.

Transportation Facilities

- Net operating revenue decreased $4,062,000, or 6.9 percent, in comparison to prior year due to a decrease in the accrual related to toll administrative fee revenue as a result of a lower outstanding balances at the end of the current fiscal year and slightly lower toll traffic.
- Total operating expenses decreased $11,548,000, or 39.9 percent, in comparison to prior year primarily due to a decrease of $10,602,000 in other expenses related to bad debt expense and a change in accounting estimate, and a decrease of $1,606,000 in contractual services, materials and supplies due to costs for resurfacing Veteran's Parkway in the prior year.
- Transfers out were $15,935,000 higher in the current year. Transfers from excess fees to Transportation Capital Improvement Fund were not made in the prior year. The transfers totaled $15,935,000 in the current year.

Solid Waste

- Net operating revenue increased $11,189,000, or 7.4 percent, in comparison to prior year primarily due to an increase of $7,948,000 in user fees as result of an increase in commercial and residential assessments and an increase of $3,101,000 in electric revenues due to an increase in natural gas prices and an increase in megawatt-hours sold.
- Total operating expenses increased $41,416,000, or 27.2 percent, in comparison to prior year primarily due to an increase of $42,008,000 in contractual services, materials and supplies related to Hurricane Milton debris removal of $30,000,000 and a $13,000,000 increase in landfill closure costs related to the Class I Landfill.

- Operating grants received decreased $112,851,000, or 97.7 percent, due to FEMA reimbursements received related to Hurricane Ian debris removal in the prior year.
- Capital grants and contributions increased $1,789,000, as a result of grants received for the Waste to Energy Facility hardening project in the current year.

General Fund Budgetary and Actual Highlights

The difference between the original adopted and final amended revenue and expenditures budget in the General Fund is an increase $16,209,000 and $30,972,000. The changes include:

- $15,644,000 increase in Sheriff capital outlay and debt service expenditure budget.
- $5,150,000 increase in revenue and expenditures for Lovers Key beach renourishment contract.
- $2,157,000 increase for human services grant funding received for low-income housing and utilities assistance and homelessness prevention.
- $1,509,000 increase for West Coast Inland Navigation District (WCIND) pass through grant funding.
- $1,317,000 increase for grant funding received for Community Paramedicine Program.

The remaining amendments are a combination of increases and decreases for various reasons which separately are not noteworthy.

The variance between the final amended budget and actual expenditure results for the General Fund is a favorable variance of $175,040,000. The differences are across multiple departments and are mainly due to unspent budget for American Rescue Plan funds, various multi-year operating and capital projects, and conservative spending. Project costs are budgeted in the year they are anticipated to be obligated. In subsequent years the unused budget is re-appropriated until the project is completed.

Capital Assets

Non-depreciable capital assets include land, construction in progress, software in progress, and artwork. Depreciable assets include buildings, improvements other than buildings, machinery and equipment, software, and infrastructure. Amortizable assets include intangible right-to-use buildings, machinery and equipment, infrastructure, and subscription based information technology arrangements (SBITA's).

Noteworthy capital asset purchases/completed projects that took place in fiscal year 2025 were as follows:

- San Carlos Park drainage improvements
- Solid Waste compost facility
- Transit's Lehigh Acres Park and ride transfer station
- Roadway rehabilitation at Southwest Florida International Airport
- Widening of Littleton Road
- Public Safety Emergency Operations Center expansion
- Three Oaks Water Reclamation Facility expansion
- South quad hangars, ramp design and construction at Southwest Florida International Airport

The following is a schedule of the County's capital assets as of September 30, 2025 and 2024.

Lee County, Florida
Summary of Capital Assets
September 30, 2025 and 2024
(amounts expressed in thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Artwork	$310	$310	$293	$293	$603	$603
Land, easements, and rights of way	858,800	816,491	247,736	247,736	1,106,536	1,064,227
Construction in progress	268,773	167,959	961,663	534,930	1,230,436	702,889
Software in progress	751	-	-	-	751	-
Buildings	668,170	634,757	739,673	703,949	1,407,843	1,338,706
Improvements other than buildings	257,121	253,875	764,172	732,436	1,021,293	986,311
Machinery and equipment	386,949	353,089	666,885	620,831	1,053,834	973,920
Software	19,794	19,795	8,617	8,617	28,411	28,412
Infrastructure	967,010	966,499	1,245,470	1,202,510	2,212,480	2,169,009
Intangible right-to-use land	32	32	-	-	32	32
Intangible right-to-use building	15,160	13,579	-	-	15,160	13,579
Intangible right-to-use machinery & equipment	10,155	8,905	659	703	10,814	9,608
Intangible right-to-use infrastructure	10,312	10,312	-	-	10,312	10,312
Intangible right-to-use SBITA	26,961	27,845	12,206	8,207	39,167	36,052
Total capital assets	$3,490,298	$3,273,448	$4,647,374	$4,060,212	$8,137,672	$7,333,660
Accumulated depreciation/amortization	(1,243,771)	(1,176,177)	(1,946,266)	(1,867,856)	(3,190,037)	(3,044,033)
Total	$2,246,527	$2,097,271	$2,701,108	$2,192,356	$4,947,635	$4,289,627

Additional information on the County's capital assets can be found in Note V on pages 66-67.

Debt Administration

At September 30, 2025, the County had $1,262,235,000 of outstanding bonded debt. The revenue bonds, which are each payable from a specific revenue stream, make up 100 percent of the total bonded debt. The outstanding bond balance increased $460,870,000 or 57.5 percent, in comparison to prior year.

Total long-term liabilities of $1,827,515,000, which includes bonds payable (net of unamortized discounts/premiums), notes payable, financed purchase obligations, leases payable, subscription based IT arrangements payable, self-insurance claims payable, compensated absences, and landfill closure and postclosure costs increased by $504,446,000, or 38.1 percent, in comparison to prior year. The increase is primarily due Lee County Port Authority issuing bonds in the amount of $522,160,000.

Standard and Poor's Rating Group suggests that debt service should not exceed 10-15 percent of appropriations. The fiscal year 2025 debt service was 3.2 percent of appropriations, which is within the suggested guidelines. Additional information on the County's long-term debt can be found in Note V on pages 70-82.

Economic Factors and Next Year's Budget Rates

The following were factors considered when next year's budget was prepared:

- Lee County had a 4.8 percent unemployment rate at the time of budget preparation, as reported by the Florida Research & Economic Database and Lee County Economic Development.
- There is a 5.0 percent salary increase in the County's fiscal year 2025-2026 budget.

- There was an increase in the property values from fiscal year 2025, which is used for fiscal year 2026, of 8.2 percent, based upon values determined by the Property Appraiser.
- Hurricane Ian, a strong category 4 hurricane, made landfall in Lee County on September 28, 2022 with top speeds of 150 miles per hour. The County continues to focus on recovery and was granted $144,432,000 in advance funding from the State to fund recovery projects. The County also received $1.1 billion in Community Development Block Grant Disaster Recovery funds to address remaining needs created by Hurricane Ian's destruction. These recovery funds must be used for expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, mitigation, and planning.
- On September 26,2024, Hurricane Helene made landfall in the Big Bend area; Lee County experienced high winds and water levels up to five feet. Less than two weeks later, Hurricane Milton made landfill just north of Lee County. The County received $100 million in Community Development Block Grant Disaster Recovery funds to address remaining needs created by these hurricanes.

Request for Information

This financial report is designed to provide the reader an overview of the County. Questions regarding any information provided in this report should be directed to: Lee County Clerk of Courts, Comptroller & Treasury Department, 2115 Second Street, 3rd Floor, Fort Myers, Florida, 33901, phone (239) 533-2100.



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BASIC FINANCIAL STATEMENTS







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Lee County, Florida
STATEMENT OF NET POSITION
As of September 30, 2025
(amounts expressed in thousands)

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash, cash equivalents and investments	$ 469,004	$ 406,655	$ 875,659
Receivables (net)	25,206	150,820	176,026
Due from other governments	35,385	488	35,873
Internal balances	38,807	(38,807)	-
Inventories	5,783	4,141	9,924
Prepaids	11,751	5,671	17,422
Other assets	390	197	587
Restricted assets:			
Cash, cash equivalents and investments	762,793	695,499	1,458,292
Receivables	44,890	7,188	52,078
Due from other governments	37,889	-	37,889
Inventory	230	-	230
Capital assets:			
Non-depreciable	1,128,634	1,209,692	2,338,326
Depreciable, net	1,117,893	1,491,416	2,609,309
Total Assets	3,678,655	3,932,960	7,611,615
DEFERRED OUTFLOWS OF RESOURCES			
Loss on refunding of debt	2,550	3,548	6,098
Unamortized pension costs and subsequent contributions	130,615	22,175	152,790
Unamortized other postemployment benefits costs and subsequent contributions	176,627	27,172	203,799
Total Deferred Outflows of Resources	309,792	52,895	362,687
LIABILITIES			
Contracts and accounts payable	32,741	86,665	119,406
Accrued liabilities	15,868	3,140	19,008
Due to other governments	13,277	12,800	26,077
Due to individuals	327	-	327
Deposits	7,034	2,079	9,113
Accrued interest payable	581	86	667
Unearned revenues	11,787	7,615	19,402
Refunds and rebates	-	8,152	8,152
Other liabilities	102	-	102
Liabilities payable from restricted assets:			
Contracts and accounts payable	51,511	91,985	143,496
Accrued liabilities	723	-	723
Due to other governments	22,354	58	22,412
Deposits	7,437	2,855	10,292
Unearned revenue	1,897	3,304	5,201
Accrued interest payable	3,801	25,270	29,071

(continued)

Lee County, Florida
STATEMENT OF NET POSITION
As of September 30, 2025
(amounts expressed in thousands)

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Noncurrent liabilities:			
Due within one year	76,854	61,918	138,772
Other postemployment benefits liability	12,718	2,144	14,862
Due in more than one year	457,859	1,230,884	1,688,743
Net pension liability	427,452	83,862	511,314
Other postemployment benefits liability	474,541	92,171	566,712
Total Liabilities	1,618,864	1,714,988	3,333,852
DEFERRED INFLOWS OF RESOURCES			
Gain on refunding of debt	-	2,872	2,872
Unamortized pension costs	90,356	18,480	108,836
Unamortized other postemployment benefits costs	308,237	81,932	390,169
Unamortized leases	56,104	85,777	141,881
Total Deferred Inflows of Resources	454,697	189,061	643,758
NET POSITION			
Net investment in capital assets	1,958,264	1,742,555	3,700,819
Restricted for:			
Capital projects	402,425	147,620	550,045
Debt service	16,519	48,573	65,092
Disaster recovery	6,548	-	6,548
Inventory for resale	230	-	230
Special revenue funds:			
Improvement districts	20,369	-	20,369
Economic development	53,542	-	53,542
Health, safety & welfare	27,295	-	27,295
Court programs	4,011	-	4,011
Public records	5,956	-	5,956
Inmate welfare	855	-	855
Driver's education	290	-	290
Law enforcement activities	3,132	-	3,132
Renewal and replacement	-	39,022	39,022
Unrestricted (deficit)	(584,550)	104,036	(480,514)
Total Net Position	$ 1,914,886	$ 2,081,806	$ 3,996,692

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025
(amounts expressed in thousands)

Functions/Programs	Expenses	Indirect Expense Allocation	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Program Revenue: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Primary Government: Total
PRIMARY GOVERNMENT:								
Governmental activities:								
General government	$ 358,789	$ (15,856)	$ 100,824	$ 59,350	$ 30,499	$ (152,260)	$ -	$ (152,260)
Public safety	463,910	1,240	80,999	29,170	5,607	(349,374)	-	(349,374)
Physical environment	61,648	297	4,554	35,443	63	(21,885)	-	(21,885)
Transportation	101,973	1,775	3,273	11,540	49,773	(39,162)	-	(39,162)
Economic environment	137,263	565	-	102,396	-	(35,432)	-	(35,432)
Human services	32,826	520	3,057	4,924	16	(25,349)	-	(25,349)
Culture and recreation	96,511	4,097	7,806	786	6,858	(85,158)	-	(85,158)
Interest on long-term debt	10,914	-	-	-	-	(10,914)	-	(10,914)
Total governmental activities	1,263,834	(7,362)	200,513	243,609	92,816	(719,534)	-	(719,534)
Business-type activities:								
Airport	190,700	938	217,891	287	27,124	-	53,664	53,664
Water and Wastewater	161,335	3,073	144,962	6,585	55,526	-	42,665	42,665
Transit	39,579	1,035	4,057	10,413	9,276	-	(16,868)	(16,868)
Transportation Facilities	19,692	766	55,083	-	-	-	34,625	34,625
Solid Waste	193,994	1,550	158,073	3,653	1,810	-	(32,008)	(32,008)
Total business-type activities	605,300	7,362	580,066	20,938	93,736	-	82,078	82,078
Total primary government	1,869,134	-	780,579	264,547	186,552	(719,534)	82,078	(637,456)
General revenues:								
Taxes:								
Property taxes						616,519	-	616,519
Gas taxes						25,403	-	25,403
Tourist taxes						46,770	-	46,770
Communication taxes						7,007	-	7,007
Franchise fees						25,919	3,608	29,527
Local business taxes						547	-	547
Grants and contributions not restricted to specific programs						99,266	-	99,266
Investment earnings						57,110	57,372	114,482
Miscellaneous						17,885	2,630	20,515
Special Item - Loss on discontinued project						-	(711)	(711)
Transfers						(8,902)	8,902	-
Total general revenues and transfers						887,524	71,801	959,325
Change in net position						167,990	153,879	321,869
Net position - beginning - as previously reported						1,754,374	1,928,853	3,683,227
Change in accounting principle (GASB 101)						(7,478)	(926)	(8,404)
Net position - beginning - as restated						1,746,896	1,927,927	3,674,823
Net position - ending						$ 1,914,886	$ 2,081,806	$ 3,996,692

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
BALANCE SHEET
GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	General	Transportation Capital Improvements	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash, cash equivalents and investments	$ 350,942	$ 176,267	$ 620,281	$ 1,147,490
Cash and cash equivalents with fiscal agent	-	-	19,515	19,515
Receivables				
Accounts (net)	8,774	-	1,576	10,350
Special assessments	-	-	1,562	1,562
Accrued interest	149	125	585	859
Leases	10,432	-	41,386	51,818
Due from other funds	1,410	16,191	2,877	20,478
Due from other governments	28,893	3,268	40,943	73,104
Inventory	482	-	4,505	4,987
Inventory held for resale	230	-	-	230
Advances	-	-	15,000	15,000
Other	140	-	-	140
Total assets	401,452	195,851	748,230	1,345,533
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	27,037	8,887	46,024	81,948
Accrued liabilities	13,560	-	2,841	16,401
Due to other funds	1,729	916	2,117	4,762
Due to other governments	20,700	-	14,534	35,234
Due to individuals	327	-	-	327
Deposits	7,034	796	6,641	14,471
Unearned revenues	12,856	-	828	13,684
Other	102	-	-	102
Total liabilities	83,345	10,599	72,985	166,929
Deferred Inflows of Resources:				
Accounts receivable	11,753	-	6	11,759
Grants receivable	10,888	430	14,516	25,834
Special assessment receivable	-	-	1,756	1,756
Unamortized leases	10,380	-	40,830	51,210
Total deferred inflows of resources	33,021	430	57,108	90,559
Fund Balances:				
Nonspendable	482	-	19,505	19,987
Restricted	147,948	184,822	390,114	722,884
Committed	-	-	208,537	208,537
Assigned	62,778	-	-	62,778
Unassigned	73,878	-	(19)	73,859
Total fund balances	285,086	184,822	618,137	1,088,045
Total liabilities, deferred inflows of resources, and fund balances	$ 401,452	$ 195,851	$ 748,230	$ 1,345,533

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
As of September 30, 2025
(amounts expressed in thousands)

Fund balances - total governmental funds		$ 1,088,045
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.		
Non-depreciable governmental capital assets	1,127,662	
Depreciable governmental capital assets, net	1,075,516	2,203,178
Certain receivables are not available to pay for current period expenditures and are reported as deferred inflows in the funds.		39,349
Prepaid assets that are not recorded in governmental funds under the modified accrual basis of accounting are recorded in the statement of net position under full accrual accounting.		5,370
Deferred outflows of resources on the loss on refunding of debt are not recognized in the governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		2,550
Net deferred outflows (inflows) of resources related to pensions are not recognized in the governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		40,002
Net deferred outflows (inflows) of resources related to other postemployment benefits are not recognized in the governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		(128,483)
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.		
Governmental bonds payable	(236,401)	
Accrued interest payable	(4,224)	
Financed purchase obligations	(13,355)	
Leases payable	(13,248)	
SBITAs payable	(11,979)	
Notes payable	(165,252)	
Arbitrage payable	(3,252)	
Net pension liability	(422,148)	
Total other postemployment benefits liability	(482,151)	
Compensated absences	(50,249)	(1,402,259)
Internal service funds are used by management to charge the cost of certain activities to the individual funds.		
Assets and liabilities of the internal service funds are reported with governmental activities.		67,134
Net position of governmental activities		$1,914,886

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	General	Transportation Capital Improvements	Other Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	$ 524,348	$ 25,403	$ 172,414	$ 722,165
Licenses and permits	2,921	-	15,728	18,649
Intergovernmental	162,864	5,387	162,132	330,383
Charges for services	89,843	-	39,463	129,306
Fines and forfeitures	64	-	6,369	6,433
Impact fees	-	-	83,631	83,631
Special assessments	-	1,348	1,280	2,628
Investment earnings	14,818	8,376	31,163	54,357
Miscellaneous	12,661	3,657	4,934	21,252
Total revenues	807,519	44,171	517,114	1,368,804
EXPENDITURES				
Current				
General government	212,126	-	92,572	304,698
Public safety	386,090	-	60,722	446,812
Physical environment	16,724	-	42,619	59,343
Transportation	-	24,422	52,805	77,227
Economic environment	7,109	-	131,614	138,723
Human services	23,793	-	10,268	34,061
Culture and recreation	25,114	-	71,379	96,493
Capital outlay				
General government	43,764	-	34,179	77,943
Public safety	20,747	-	4,521	25,268
Physical environment	22	-	1,426	1,448
Transportation	-	55,315	53,110	108,425
Economic environment	-	-	142	142
Human services	-	-	25	25
Culture and recreation	353	-	14,855	15,208
Debt service				
Principal retirement	15,763	-	18,600	34,363
Interest and fiscal charges	1,267	-	11,001	12,268
Total expenditures	752,872	79,737	599,838	1,432,447
Excess (deficiencies) of revenues over (under) expenditures	54,647	(35,566)	(82,724)	(63,643)
OTHER FINANCING SOURCES (USES)				
Transfers in	24,587	15,935	284,587	325,109
Transfers out	(114,133)	(5,479)	(216,824)	(336,436)
Insurance recoveries	780	-	-	780
Debt issuance	5,762	-	-	5,762
Lease issuance	592	-	1,611	2,203
SBITA issuance	3,167	-	1,273	4,440
Total other financing sources (uses)	(79,245)	10,456	70,647	1,858
Net change in fund balances	(24,598)	(25,110)	(12,077)	(61,785)
Fund balances - beginning	309,684	209,932	630,214	1,149,830
Fund balances - ending	$ 285,086	$ 184,822	$ 618,137	$ 1,088,045

The notes to the financial statements are an integral part of this statement.

Lee County, Florida

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2025

(amounts expressed in thousands)

Net change in fund balances - total governmental funds:		$ (61,785)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is depreciated over their estimated useful lives.		
Expenditures for capital assets	228,459	
Less current year depreciation and amortization	(75,598)	152,861
The net effect of various miscellaneous transactions involving capital and intangible assets (i.e., disposals, transfers, donations) is to decrease net position.		(2,850)
Prepaid expenses that are not recorded in governmental funds under the modified accrual basis of accounting are recorded in the statement of activities under full accrual accounting.		864
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		15,731
Debt proceeds provide current financial resources for governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums and similar items when debt is first issued. These amounts are deferred and amortized in the statement of activities.		
Financed purchase obligations issuance	(5,762)	
Lease issuance	(2,203)	
SBITA issuance	(4,440)	
Principal payments on bonds, notes, loans, lease obligations, and SBITAs	34,363	21,958
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Pension benefits	28,025	
Other postemployment benefits	21,101	
Change in compensated absences	(3,182)	
Change in arbitrage liability	(649)	45,295
Interest on long-term debt in the statement of activities is recognized as the interest accrues, regardless of when it is due. In the governmental funds interest is recognized as an expenditure when it is due. Premiums and similar items are deferred and amortized in the statement of activities.		
Accrued interest on long-term debt	535	
Amortization of bond premiums, discounts, refunding gains and losses	1,434	1,969
Internal service funds are used by management to charge the costs of certain activities to individual funds.		
The net loss of the internal service funds is reported with governmental activities		(6,053)
Change in net position of governmental activities		$167,990

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Taxes	$ 514,141	$ 514,141	$ 524,348	$ 10,207
Licenses and permits	2,650	2,650	2,921	271
Intergovernmental	176,127	185,913	172,417	(13,496)
Charges for services	81,263	83,163	118,390	35,227
Fines and forfeitures	125	125	64	(61)
Investment earnings	12,611	13,656	14,141	485
Miscellaneous	9,577	13,055	12,124	(931)
Total revenues	796,494	812,703	844,405	31,702
EXPENDITURES				
Current				
General government	444,930	444,997	237,351	207,646
Public safety	385,102	391,470	386,090	5,380
Physical environment	13,902	20,562	16,724	3,838
Economic environment	7,998	9,461	7,045	2,416
Human services	32,886	33,479	23,793	9,686
Culture and recreation	27,900	27,929	25,114	2,815
Capital outlay				
General government	1,538	4,664	41,905	(37,241)
Public safety	2,781	12,995	20,747	(7,752)
Physical environment	-	-	22	(22)
Culture and recreation	-	-	353	(353)
Debt service				
Principal retirement	3,185	5,637	15,763	(10,126)
Interest and fiscal charges	20	20	1,267	(1,247)
Total expenditures	920,242	951,214	776,174	175,040
Excess (deficiencies) of revenues over (under) expenditures	(123,748)	(138,511)	68,231	206,742
OTHER FINANCING SOURCES (USES)				
Transfers in	364,820	391,547	398,130	6,583
Transfers out	(462,566)	(475,514)	(487,676)	(12,162)
Insurance recoveries	-	-	780	780
Debt issuance	-	-	5,762	5,762
SBITA issuance	-	-	1,899	1,899
Total other financing sources (uses)	(97,746)	(83,967)	(81,105)	2,862
Net change in fund balance	(221,494)	(222,478)	(12,874)	209,604
Fund balances - beginning	317,590	317,589	332,293	14,704
Fund balances - ending	$ 96,096	$ 95,111	$ 319,419	$ 224,308

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Business-type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
ASSETS							
Current Assets:							
Cash, cash equivalents and investments	$ 206,625	$ 47,139	$ 64,077	$ 80,441	$ 8,373	$ 406,655	$ 64,792
Restricted assets							
Cash, cash equivalents and investments	71,982	29,564	3,425	33	-	105,004	-
Cash and cash equivalents with fiscal agent	40,101	14,002	8,237	8,195	-	70,535	-
Receivables							
Accounts (net)	8,811	16,548	5,304	6,634	35	37,332	331
Grants	15,181	8,050	-	398	1,015	24,644	-
Special assessments	-	326	-	-	-	326	-
Leases	4,757	23	-	-	50	4,830	394
Accrued interest	70	42	44	73	10	239	40
Due from other funds	-	-	-	319	73	392	86
Due from other governments	-	-	395	93	-	488	170
Inventories	203	3,434	504	-	-	4,141	796
Prepaids	3,598	430	1,545	77	21	5,671	6,631
Total current assets	351,328	119,558	83,531	96,263	9,577	660,257	73,240
Noncurrent Assets:							
Restricted assets							
Cash, cash equivalents and investments	397,486	84,832	2,968	34,674	-	519,960	-
Receivables							
Accounts	3,960	8	-	-	-	3,968	-
Grants	-	3,152	-	-	-	3,152	-
Accrued interest	-	55	3	10	-	68	-
Receivables							
Leases	83,189	167	-	-	93	83,449	4,742
Capital assets							
Non-depreciable							
Artwork	293	-	-	-	-	293	-
Land, easements, and rights of way	132,436	33,616	44,485	28,099	9,100	247,736	510
Construction in progress	756,567	172,686	-	31,581	829	961,663	462
Depreciable/amortizable							
Buildings	403,971	138,081	11,182	129,670	56,769	739,673	4,163
Improvements	35,120	658,100	5,045	63,365	2,542	764,172	29
Machinery and equipment	128,805	250,400	6,971	235,700	45,009	666,885	80,229
Software	4,341	2,391	482	-	1,403	8,617	817
Infrastructure	426,485	493,629	290,638	32,725	1,993	1,245,470	283

(continued)

Lee County, Florida
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Business-type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
Intangible right-to-use building	-	-	-	-	-	-	1,111
Intangible right-to-use machinery and equipment	55	604	-	-	-	659	5,243
Intangible right-to-use infrastructure	-	-	-	-	-	-	10,312
Intangible right-to-use SBITA	7,134	2,832	1,557	148	535	12,206	186
Less accumulated depreciation and amortization	(470,336)	(940,136)	(185,652)	(309,116)	(41,026)	(1,946,266)	(59,996)
Unamortized bond insurance	197	-	-	-	-	197	-
Total noncurrent assets	1,909,703	900,417	177,679	246,856	77,247	3,311,902	48,091
Total assets	2,261,031	1,019,975	261,210	343,119	86,824	3,972,159	121,331
DEFERRED OUTFLOWS OF RESOURCES							
Loss on refunding of debt	2,554	985	-	9	-	3,548	-
Unamortized pension costs and subsequent contributions	10,181	5,333	927	2,188	3,546	22,175	1,419
Unamortized other postemployment benefits costs	10,992	6,324	1,328	2,668	5,860	27,172	1,496
Total deferred outflows of resources	23,727	12,642	2,255	4,865	9,406	52,895	2,915
LIABILITIES							
Current liabilities:							
Contracts and accounts payable	53,522	5,919	386	26,226	612	86,665	2,304
Accrued liabilities	1,542	729	118	296	455	3,140	190
Refunds and rebates	8,152	-	-	-	-	8,152	-
Due to other funds	-	210	15,935	1	2	16,148	-
Due to other governments	977	10,404	736	468	215	12,800	397
Deposits	2,077	-	-	2	-	2,079	-
Accrued interest payable	59	19	2	-	6	86	158
Unearned revenues	810	756	-	6,049	-	7,615	-
Financed purchase obligation	-	318	-	-	-	318	-
Leases payable	12	125	-	-	-	137	1,257
SBITA payable	2,018	658	264	-	139	3,079	48
Self-insurance claims payable	-	-	-	-	-	-	17,996
Compensated absences	1,935	2,312	370	842	904	6,363	473
Other postemployment benefits liability	965	461	97	194	427	2,144	109
Current liabilities payable from restricted assets:							
Contracts and accounts payable	71,982	19,907	63	33	-	91,985	-
Due to other funds	-	46	-	-	-	46	-
Due to other governments	-	-	58	-	-	58	-
Deposits	-	2,855	-	-	-	2,855	-
Accrued interest payable	22,136	1,527	1,207	400	-	25,270	-
Unearned revenues	-	-	3,304	-	-	3,304	-
Notes payable - current	-	6,621	-	-	-	6,621	-
Revenue bonds payable - current	17,965	12,610	7,030	7,795	-	45,400	-
Total current liabilities	184,152	65,477	29,570	42,306	2,760	324,265	22,932

(continued)

Lee County, Florida
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Business-type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
Noncurrent liabilities:							
Self-insurance claims payable	-	-	-	-	-	-	9,039
Compensated absences	411	1,262	230	449	500	2,852	327
Financed purchase obligation	-	300	-	-	-	300	-
Leases payable	-	116	-	-	-	116	11,837
SBITA payable	1,570	542	1,029	-	183	3,324	-
Notes payable	-	77,676	-	-	-	77,676	-
Revenue bonds payable	957,636	83,752	44,916	8,440	-	1,094,744	-
Landfill closure and postclosure costs	-	-	-	39,688	-	39,688	-
Advances	-	-	-	-	-	-	15,000
Net pension liability	36,547	20,443	3,709	8,437	14,726	83,862	5,304
Other postemployment benefits liability	38,108	21,131	4,438	8,915	19,579	92,171	4,999
Other	11,414	531	-	239	-	12,184	-
Total noncurrent liabilities	1,045,686	205,753	54,322	66,168	34,988	1,406,917	46,506
Total liabilities	1,229,838	271,230	83,892	108,474	37,748	1,731,182	69,438
DEFERRED INFLOWS OF RESOURCES							
Gain on refunding of debt	-	-	2,872	-	-	2,872	-
Unamortized pension costs	7,836	4,535	840	1,877	3,392	18,480	1,162
Unamortized other postemployment benefits costs	31,951	19,536	4,102	8,242	18,101	81,932	4,623
Unamortized leases	85,465	178	-	-	134	85,777	4,894
Total deferred inflows of resources	125,252	24,249	7,814	10,119	21,627	189,061	10,679
NET POSITION							
Net investment in capital assets	720,681	626,925	118,504	199,787	76,658	1,742,555	30,279
Restricted							
Capital projects	78,354	69,266	-	-	-	147,620	-
Debt service	18,684	15,028	7,048	7,813	-	48,573	-
Renewal and replacement	500	22,121	3,016	13,385	-	39,022	-
Unrestricted (deficit)	111,449	3,798	43,191	8,406	(39,803)	127,041	13,850
Total net position	$ 929,668	$ 737,138	$ 171,759	$ 229,391	$ 36,855	$ 2,104,811	$ 44,129
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds						(23,005)	
Net position of business-type activities						$ 2,081,806	

The notes to the financial statements are an integral part of this statement.

Lee County, Florida

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

PROPRIETARY FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Business-type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES							
User fees	$ 101,386	$ 142,278	$ -	$ 144,807	$ 3,797	$ 392,268	$ 200,241
Tolls	-	-	55,081	-	-	55,081	-
Rentals and franchise fees	11,702	299	-	3,611	252	15,864	571
Concessions	70,026	-	-	-	-	70,026	-
Miscellaneous	533	2,385	2	13,263	8	16,191	-
Total operating revenues	183,647	144,962	55,083	161,681	4,057	549,430	200,812
Less: Rebates	(9,233)	-	-	-	-	(9,233)	-
Net operating revenues	174,414	144,962	55,083	161,681	4,057	540,197	200,812
OPERATING EXPENSES							
Salaries and wages	36,782	27,094	4,326	10,876	16,697	95,775	6,869
Employee benefits	10,568	8,359	1,651	3,511	7,021	31,110	2,021
Pension and OPEB expense (benefit)	4,558	204	(76)	407	616	5,709	152
Contractual services, materials and supplies	45,409	40,469	4,092	157,137	5,127	252,234	19,692
Utilities	6,719	7,652	321	1,611	476	16,779	1,984
Repairs and maintenance	4,706	12,471	342	3,798	1,704	23,021	5,340
Insurance	3,786	3,073	3,592	893	1,436	12,780	14,605
Insurance claims	-	-	-	-	-	-	155,629
Other	3,067	6,287	(3,240)	2,764	1,603	10,481	3,017
Depreciation and amortization	29,679	50,709	6,413	12,869	4,678	104,348	7,406
Total operating expenses	145,274	156,318	17,421	193,866	39,358	552,237	216,715
Operating income (loss)	29,140	(11,356)	37,662	(32,185)	(35,301)	(12,040)	(15,903)
NON-OPERATING REVENUES (EXPENSES)							
Investment earnings	38,855	8,695	2,362	7,000	460	57,372	2,753
Grants	279	6,793	-	2,705	10,080	19,857	(135)
Interest expense	(36,541)	(5,652)	(925)	(344)	(7)	(43,469)	(626)
Excess fees - City of Sanibel	-	-	(1,478)	-	-	(1,478)	-
Gain (loss) on disposal of capital assets	(198)	(420)	-	163	(99)	(554)	267
Loss on discontinued projects	-	(426)	-	(72)	(3)	(501)	-
Passenger facility charges	20,765	-	-	-	-	20,765	-
Customer facility charges	22,712	-	-	-	-	22,712	-
Other revenues	557	482	1,467	39	85	2,630	265
Other expenses	(7,633)	(116)	(484)	-	-	(8,233)	-
Total non-operating revenues (expenses)	38,796	9,356	942	9,491	10,516	69,101	2,524

(continued)

Lee County, Florida

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

PROPRIETARY FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Business-type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
Income (loss) before contributions and transfers	67,936	(2,000)	38,604	(22,694)	(24,785)	57,061	(13,379)
Capital grants and contributions	27,124	55,318	-	1,810	9,276	93,528	-
Special item - loss on discontinued project	(711)	-	-	-	-	(711)	-
Transfers in	-	-	-	171	24,666	24,837	4,000
Transfers out	-	-	(15,935)	-	-	(15,935)	(1,575)
Total contributions and transfers	26,413	55,318	(15,935)	1,981	33,942	101,719	2,425
Change in net position	94,349	53,318	22,669	(20,713)	9,157	158,780	(10,954)
Total net position - beginning - as previously reported	835,235	684,262	149,131	250,378	27,951	1,946,957	55,138
Change in accounting principle (GASB 101)	84	(442)	(41)	(274)	(253)	(926)	(55)
Total net position - beginning - as restated	835,319	683,820	149,090	250,104	27,698	1,946,031	55,083
Total net position - ending	$ 929,668	$ 737,138	$ 171,759	$ 229,391	$ 36,855	$ 2,104,811	$ 44,129

Change in net position	158,780
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	(4,901)
Change in net position of business-type activities	$ 153,879

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Business-Type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES							
Receipts from customers and users	$ 168,904	$ 144,589	$ 60,513	$ 164,122	$ 4,132	$ 542,260	$ 18,225
Receipts from interfund services provided	-					-	182,312
Cash received from customer deposits	756	779	-	-	-	1,535	-
Cash returned from customer deposits	(117)	(433)	-	-	-	(550)	-
Payments to suppliers	(49,205)	(62,396)	(12,622)	(141,980)	(7,194)	(273,397)	(205,346)
Payments to employees	(47,303)	(35,436)	(5,253)	(13,179)	(20,991)	(122,162)	(8,372)
Payments for interfund services used	(8,118)	(13,706)	(2,507)	(3,758)	(8,120)	(36,209)	(1,924)
Net cash provided by (used in) operating activities	64,917	33,397	40,131	5,205	(32,173)	111,477	(15,105)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES							
Non-capital grants received	9,598	3,220	-	3,653	10,494	26,965	-
Non-capital grants issued	(8)	-	(1,266)	(948)	(332)	(2,554)	-
Proceeds of loans from other funds	-	-	-	-	-	-	15,000
Repayment of interfund loans received	-	-	-	-	(5,000)	(5,000)	(135)
Transfers in	-	-	-	171	24,666	24,837	4,000
Transfers out	-	-	-	-	-	-	(1,575)
Net cash provided by (used in) noncapital financing activities	9,590	3,220	(1,266)	2,876	29,828	44,248	17,290
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Proceeds from capital debt	559,884	-	-	-	-	559,884	-
Proceeds from special assessments	-	42	-	-	-	42	-
Proceeds from capital grants	28,288	22,960	-	1,411	10,186	62,845	-
Proceeds from passenger facilities charges	20,570	-	-	-	-	20,570	-
Proceeds from customer facilities charges	22,765	-	-	-	-	22,765	-
Capital asset purchases	(386,232)	(80,837)	(354)	(29,736)	(9,393)	(506,552)	(6,364)
Principal paid on bonds, loans, leases, subscriptions and interfund loans	(17,454)	(22,218)	(7,329)	(7,499)	(138)	(54,638)	(2,596)
Interest paid on bonds, loans, leases, subscriptions and interfund loans	(32,091)	(5,539)	(3,007)	(780)	(7)	(41,424)	(679)
Transfer to refunding escrow agent	-	-	(86)	-	-	(86)	-
Proceeds from sale of capital assets	131	97	-	361	55	644	311
Net cash provided by (used in) capital and related financing activities	195,861	(85,495)	(10,776)	(36,243)	703	64,050	(9,328)
CASH FLOWS FROM INVESTING ACTIVITIES							
Interest on investments	38,857	8,899	2,376	7,171	473	57,776	2,802
Net cash provided by investing activities	38,857	8,899	2,376	7,171	473	57,776	2,802
Net increase (decrease) in cash and cash equivalents and investments	309,225	(39,979)	30,465	(20,991)	(1,169)	277,551	(4,341)
Cash and cash equivalents at beginning of year	406,969	215,516	48,242	144,334	9,542	824,603	69,133
Cash and cash equivalents at end of year	$ 716,194	$ 175,537	$ 78,707	$ 123,343	$ 8,373	$ 1,102,154	$ 64,792
Classified as:							
Current assets							
Cash, cash equivalents and investments	$ 206,625	$ 47,139	$ 64,077	$ 80,441	$ 8,373	406,655	$ 64,792
Restricted assets	112,083	43,566	11,662	8,228	-	175,539	-
Non-current							
Restricted assets	397,486	84,832	2,968	34,674	-	519,960	-
Totals	$ 716,194	$ 175,537	$ 78,707	$ 123,343	$ 8,373	$ 1,102,154	$ 64,792

(continued)

Lee County, Florida
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Business-Type Activities - Enterprise Funds						Governmental Activities
	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Total Enterprise Funds	Internal Service Funds
NON-CASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES							
Purchase of capital assets on account	$ 94,639	$ 17,830	$ 93	$ 3,265	$ 132	$ 115,959	$ 16
Capital related retainage	26,732	5,563	-	601	44	32,940	-
Contributions of capital assets	-	26,488	-	-	-	26,488	-
Loss on disposal of capital assets	(261)	(517)	-	(193)	(154)	(1,125)	(45)
Capital assets acquired through lease and SBITA	3,277	-	1,407	-	307	4,991	883
Bond proceeds deposited directly to an irrevocable trust	-	-	52,160	-	-	52,160	-
Issuance cost paid directly from bond proceeds	-	-	154	-	-	154	-
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:							
Operating income (loss)	$ 29,140	$ (11,356)	$ 37,662	$ (32,185)	$ (35,301)	$ (12,040)	$ (15,903)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:							
Depreciation and amortization	29,679	50,709	6,413	12,869	4,678	104,348	7,406
Other revenues	577	1,139	1,467	39	85	3,307	265
(Increase) decrease in accounts receivable	1,921	(1,691)	(1,300)	1,879	91	900	7
(Increase) decrease in lease receivable	5,543	(84)	-	2	46	5,507	(19)
(Increase) decrease in due from other funds	-	136	4	521	(2)	659	(39)
Decrease in due from other governments	-	-	154	2	-	156	60
(Increase) in inventories	(52)	(443)	(132)	-	-	(627)	(36)
(Increase) in other assets	(662)	(198)	(1,242)	(33)	(17)	(2,152)	(5,113)
Increase (decrease) in contracts and accounts payable	15,136	(1,760)	(2,135)	10,003	158	21,402	(1,939)
Increase (decrease) in accrued liabilities	166	34	10	26	45	281	(24)
(Decrease) in refunds and rebates	(7,712)	-	-	-	-	(7,712)	-
Increase (decrease) in due to other funds	-	256	-	1	1	258	(1,446)
Increase (decrease) in due to other governments	109	(653)	14	39	23	(468)	130
Increase in customer deposits	638	346	-	-	-	984	-
Increase (decrease) in unearned revenues	311	52	(126)	-	(95)	142	-
Increase in compensated absences	7	636	121	154	97	1,015	108
Increase (decrease) in deferred inflows of resources related to leases	(6,087)	77	-	(3)	(51)	(6,064)	(43)
(Decrease) in net pension liability	(7,403)	(3,853)	(735)	(1,505)	(2,566)	(16,062)	(1,144)
Decrease in deferred outflows of resources related to pensions	2,157	962	178	383	615	4,295	309
Increase in deferred inflows of resources related to pensions	3,056	1,732	313	729	1,298	7,128	435
(Decrease) in total other postemployment benefits liability	(13,008)	(8,129)	(1,691)	(3,174)	(6,602)	(32,604)	(1,822)
Decrease in deferred outflows of resources related to other postemployment benefits	2,491	1,492	309	562	1,138	5,992	325
Increase in deferred inflows of resources related to other postemployment benefits	8,910	3,993	847	1,818	4,186	19,754	996
Increase in landfill closure and postclosure costs	-	-	-	13,078	-	13,078	-
Increase in other liabilities	-	-	-	-	-	-	2,382
Total adjustments	35,777	44,753	2,469	37,390	3,128	123,517	798
Net cash provided by (used in) operating activities	$ 64,917	$ 33,397	$ 40,131	$ 5,205	$ (32,173)	$ 111,477	$ (15,105)

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

ASSETS		
Cash, cash equivalents and investments	$	64,544
Accounts receivable		13
Total Assets		64,557
LIABILITIES AND NET POSITION		
Contracts and accounts payable		27
Due to individuals		2,625
Due to other governments		30,473
Total Liabilities		33,125
Fiduciary Net Position Restricted for		
Individuals, organizations, and other governments		31,432
Total Fiduciary Net Position		31,432
Total Liabilities and Fiduciary Net Position	$	64,557

The notes to the financial statements are an integral part of this statement.

Lee County, Florida
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

ADDITIONS		
Fees/Fines collected for other governments	$	2,039,595
Registry and other deposits collected		50,133
Total additions		2,089,728
DEDUCTIONS		
Fees/Fines disbursed to other governments		2,039,595
Registry and other deposits disbursed		48,855
Total deductions		2,088,450
Change in Fiduciary Net Position		1,278
Fiduciary Net Position - beginning		30,154
Fiduciary Net Position - ending	$	31,432

The notes to the financial statements are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Lee County, Florida
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2025

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NOTE I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Lee County (the "County") was founded in 1887 as a political subdivision of the State of Florida established by Article VIII, Section 1(f), *Florida Constitution*. In 1996 by adoption of Lee County Ordinance No. 96-01 the County became a charter county as allowed by Article VIII, Section 1(c), *Florida Constitution*, and Chapter 125.82, *Florida Statutes*. Pursuant to Article VIII, Section 1(g), *Florida Constitution*, as a charter county the County has all powers of self-government not inconsistent with general law, or with special law approved by vote. It also gives the County authority to enact ordinances that are not inconsistent with general law.

The County is governed by an elected Board of County Commissioners (the "Board"), which is governed by Title XI, Chapters 124-164, *Florida Statutes*, and regulations. In addition to the members of the Board, there are five elected Constitutional Officers: Clerk of Circuit Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector. The Constitutional Officers maintain separate accounting records and budgets.

The accompanying financial statements present the financial position and results of operations of the entity as a whole, by major fund, and non-major funds in aggregate, that are governed by the Board and the Constitutional Officers of Lee County, Florida.

As required by generally accepted accounting principles ("GAAP"), the financial statements of the reporting entity include those of Lee County (the primary government) and its component units. A component unit is a legally separate organization for which the elected officials of the primary government are financially accountable. In addition, a component unit may be another organization for which the nature and significance of its relationship with a primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The departments and divisions of the Board and the Constitutional Officers, as well as the Lee County Port Authority (the "Port Authority"), a blended component unit, are included in Lee County's *Annual Comprehensive Financial Report*.

Blended Component Unit

The Port Authority is a dependent political subdivision of the County as defined in Chapter 189, *Florida Statutes*. The Port Authority was created by Chapter 63-1541, *Laws of Florida*, and by adoption of Resolution No. PA-87-8-9. The legal authority by which the Port Authority operates is found in Chapter 63-1541, *Laws of Florida*, and Chapters 125 and 332, *Florida Statutes*. The Port Authority is included in the County's reporting entity as a blended component unit due to the significance of the operational and financial relationships with the County.

Although it is a legally separate agency, financial support has been pledged and its financial and operational policies may be significantly influenced by the County. The Board of Port Commissioners is substantively the same governing body as the Board of County Commissioners. The Port Authority is accounted for as if it is a part of the County's operations and reported as a County Enterprise Fund.

Complete financial statements of the Port Authority component unit can be obtained as follows:

Lee County Port Authority
11000 Terminal Access Road, Suite 8671
Fort Myers, Florida 33913

Government-Wide and Fund Financial Statements

The government-wide financial statements and the major-fund financial statements along with the notes to the financial statements comprise the basic financial statements. The government-wide financial statements (the statement of net position and the statement of activities) concentrate on the County as a whole and do not emphasize fund types but rather a governmental or a business-type classification, which are presented in separate columns. The governmental activities and business-type activities comprise the primary government. Neither fiduciary funds nor component units that are fiduciary in nature are included. General governmental and inter-governmental revenues support the governmental activities, whereas the business-type activities are primarily supported by user fees and charges for services. The purpose of the government-wide financial statements is to allow the user to be able to determine if the County is in a better or worse financial position than the prior year.

The statement of activities reflects the expenses of a given function or program, which are offset by program revenues. Program revenues are defined as charges for services, operating grants and contributions, and capital grants and contributions directly associated with a given function. Taxes are reported under general revenue.

The County's major funds are presented in separate columns on the governmental fund financial statements and the proprietary fund financial statements. The definition of a major fund is one that meets certain criteria set-forth in Governmental Accounting Standards Board Statement Number 34, *Basic Financial Statements- and Management's Discussion and Analysis- for State and Local Governments* ("GASB 34"). The funds that do not meet the criteria of a major fund are considered non-major funds and are combined into a single column on the fund financial statements.

The County allocates indirect expenses and therefore reports this allocation in a separate column on the government-wide statement of activities.

The effect of interfund activity has been removed from the government-wide financial statements. However, interfund services provided and used are not eliminated in the process of consolidation.

Internal service fund activity is reported in full on the proprietary fund financial statements. The internal service funds are combined and thus reported in a single summary column on the proprietary fund financial statements. However, the internal service fund activity has been eliminated - except for the outside activity - and is combined with the governmental activities on the government-wide financial statements. The outside activities are premiums paid from outside entities for insurance, employees' portion of insurance, auto and equipment repair, lease revenue for communication towers, and participating governments in the radio program for the government communications network.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounts of the County are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred outflows/inflows of resources, fund equity or net position, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Basis of accounting refers to when revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are prepared on a full accrual basis using the economic resources measurement focus, as are the proprietary fund financial statements and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred. Property taxes are recognized in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all of the eligibility requirements have been met. Fiduciary fund financial statements are also prepared on an accrual basis.

Proprietary funds record both operating and non-operating revenues and expenses. Operating revenues are those that are obtained from the operations of the proprietary fund that include user fees, tolls, rental and franchise fees, and concessions. Non-operating revenues are not related to the operations of the proprietary fund and include taxes, interest earnings, grants, and passenger facility charges. Operating expenses represent the cost of operations, which includes depreciation. Non-operating expenses, such as interest expense, are not related to operations.

Governmental fund financial statements are prepared on the modified accrual basis using the current financial resources measurement focus. Under the modified accrual basis, revenues are recognized when they become measurable and available as net current assets. The County considers all revenues, except grants, available if they are collected within sixty days after year-end. Grants are recorded as earned if collected within ninety days after year-end. Primary revenues, such as property taxes, special assessments, inter-governmental revenues, charges for services, sales and franchise taxes, rents, and interest are treated as susceptible to accrual under the modified accrual basis and so have been recognized as revenues. Expenditures reported in governmental fund financial statements are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. An exception to this general rule includes principal and interest on general long-term debt, which is recognized when due, and compensated absences which are accrued when matured.

When both restricted and unrestricted resources are available, restricted resources will be used first for incurred expenses, and then unrestricted as needed. When using the unrestricted resources, committed amounts would be reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The County reports the following major funds in the governmental fund financial statements:

General Fund - The General Fund is the general operating fund of the County that is used to account for all financial resources, except those required to be accounted for in another fund.

Transportation Capital Improvements – The Transportation Capital Improvements Fund is used to account for financial resources restricted for the acquisition or construction of major transportation-related infrastructure.

The County reports the following major funds in the proprietary fund financial statements:

Port Authority - The Lee County Port Authority is used to account for the activities related to the operation of the County owned aviation facilities, including Southwest Florida International Airport and Page Field General Aviation Airport.

Water and Wastewater - The Lee County Water and Wastewater System is used to account for the activities related to the operation of the County owned water and wastewater system.

Transportation Facilities - The Lee County Transportation Facilities fund is used to account for the activities related to the operation of the County owned bridges connecting Sanibel and Captiva Islands to the mainland and the Cities of Cape Coral and Fort Myers.

Solid Waste - The Lee County Solid Waste System is used to account for the provision of refuse disposal facilities to the general public.

The County reports the following other fund types:

Non-major Governmental Funds - The non-major governmental funds are a combination of special revenue, debt service, and capital projects funds.

Non-major Enterprise Funds - The only non-major enterprise fund is Lee County Transit. Lee County Transit is used to account for the activities related to the operation of the Lee Tran bus system, a countywide public transportation service.

Internal Service Funds - The internal service funds are used to account for data processing, risk management, health, dental and liability self-insurance, radio communications, and fleet management services on a cost reimbursement basis.

Custodial Funds - The custodial funds are used to account for assets collected and held by the County in a fiduciary capacity for individuals, organizations, and other governments. The Clerk of Courts and Tax Collector maintain custodial funds.

Use of Estimates

The preparation of the financial statements requires management to make a number of estimates and assumptions relating to the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and the disclosure of contingent assets at the date of the financial statements. Preparation of the financial statements also requires management to make a number of estimates and assumptions relating to the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

Budgetary Information

Budgets and Budgetary Accounting

Budgets have been adopted by the Board for all Board funds. The budgets of the Property Appraiser and the Tax Collector are approved by the Florida Department of Revenue. The Sheriff and Supervisor of Elections prepare budgets for their general funds, which are submitted to and approved by the Board. The Clerk of Circuit Court (to the extent of their function as ex-officio Clerk to the Board) prepares a budget for the general fund (noncourt-related activities), which is submitted to and approved by the Board. In addition, the Clerk prepares a portion of noncourt-related and special revenue budgets based on anticipated fees. The Clerk also prepares a court-related budget, which is submitted to and approved by the Florida State Legislature in the General Appropriations Act. The Property Appraiser prepares a budget for its Geographical Information System special revenue fund pursuant to an Interlocal Agreement with the Board. This budget is approved by the Board. No budget is prepared for the Tax Collector's internal service fund and the Sheriff's special revenue and internal service funds.

Capital projects costs are budgeted in the year they are anticipated to be obligated. In subsequent years, the unused budget is reappropriated until the project is completed. Proprietary funds are budgeted on a basis consistent with GAAP, except that capital and debt related transactions are based upon cash receipts and disbursements. Estimated beginning fund balances are considered in the budgetary process. Differences between estimated beginning fund balances and actual fund balances, if material, are submitted to the Board as budget amendments. The annual budgets serve as the legal authorization for expenditures. Expenditures cannot legally exceed the total amount

budgeted for each fund. The Board must approve all budget amendments, which change the legally adopted total appropriation for a fund, or amount of a Constitutional Officers' draw. Authority to transfer budget within a fund is delegated to the County Manager or designee.

If, during the fiscal year, additional revenues become available for appropriation in excess of those estimated in the budget, the Board may make supplemental appropriations by resolution for the year up to the amount of such excess. During the fiscal year the Board, in accordance with Florida Statutes, approved various supplemental appropriations. Appropriations lapse at fiscal year-end.

Assets, Liabilities, Deferred Outflows/ Inflows of Resources, and Net Position or Equity

Cash, Cash Equivalents, and Investments

The County considers cash, cash equivalents, and investments to be cash on hand, demand deposits, highly liquid investments, including those held as restricted assets, with original maturities of three months or less when purchased, and those included in the internal investment pool.

For accounting and investment purposes, the County maintains a cash and investment pool that is available for use by all funds except those whose cash and investments must be segregated due to legal or other restrictions. Investments within this pool are treated as a demand deposit account by the various funds of the County that participate. Interest earned on investments in the pool is allocated to the various funds based upon each fund's equity balance in the pool during the allocation period.

For purposes of the Statements of Cash Flows, the County considers cash and cash equivalents and investments (restricted and unrestricted), and restricted cash and cash equivalents with fiscal agent to be cash and cash equivalents.

The County reports all investments at fair value, with the exception of the State Board of Administration's ("SBA") Florida Local Government Surplus Trust Fund Investment Pool (Florida PRIME) which is reported at amortized cost and approximates fair value. The County also participates in the Florida Cooperative Liquid Assets Securities System (FLCLASS) investment pool, the Florida Fixed Income Trust (FLFIT) investment pool, the Florida Public Assets for Liquidity Management (FLPALM) investment pool and Florida Trust (FLTRUST) investment pool which are measured at net asset value per share. The investment pools were created under sections 218.405 and 218.415, Florida Statutes and governed by Part IV of Chapter 218, Florida Statutes.

Accounts Receivable

The trade accounts receivable of the County are recorded in the government-wide, governmental, and proprietary fund financial statements and are net of an allowance for doubtful accounts, which generally is equivalent to the receivables that are over 90 days, plus any amounts to be submitted to the Board for write-off due to known uncollectible amounts.

Special assessment receivables that are not expected to be collected in the current year are reported as Deferred Inflows - unavailable revenue in the governmental fund statements. Delinquent special assessments receivable are expected to be recovered, ultimately through liens or foreclosures.

Due From/Due To

During the course of operations, the County has activity between funds for various purposes. Any residual

balances at year-end are reported as due from/to other funds. While these balances are reported in the fund financial statements, any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide statement of net position as "internal balances."

Advances To/From Other Funds

County Administration Code AC-3-4 ("the Code") allows loans between funds to be made for a period not to exceed beyond the current fiscal year or thirty days, whichever is greater, that are approved by the County Manager or their designee. Loans that will not be repaid by the end of the current fiscal year must be approved by the Board of County Commissioners to be carried into the next fiscal year and are considered advances. Advances are considered long-term internal borrowings. Interest is calculated monthly either by using the fixed or simple interest method which is a variable rate based on the current rate used on Board funds deposited at the SBA, although the Code does allow for interest free loans. The Code does not specify repayment requirements. When it is determined that the advance will not be repaid it is treated as a transfer.

Inventory

Inventories reported within governmental and proprietary funds consisting of materials and supplies held for consumption are valued at cost using the first-in, first-out method (FIFO). These inventories are recorded as expenditures, or expenses, as they are used (consumption method). Such inventories reported within governmental funds are classified as non-spendable. Inventory held for resale consists of real estate holdings which the County intends to sell as part of a Neighborhood Stabilization grant program and are reported at the lower of cost or market. The inventory is classified as a restricted asset, which indicates it does not constitute available resources.

Prepaid Items

Some payments to vendors represent costs applicable to future accounting periods and are recorded as prepaid items in the financial statements. Prepaids are not recorded in governmental funds.

Capital Assets

Capital assets include artwork, land, easements and rights of way, buildings, improvements, equipment, software, infrastructure, and intangible right-to-use assets. Infrastructure assets are defined as public domain capital assets such as roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, lighting systems, and similar assets that are immovable and of value only to the government unit. Capital assets are reported in the government-wide financial statements in the applicable governmental or business-type activities column, as well as the proprietary fund financial statements. The threshold for capitalizing property, plant, and equipment is $5,000. The threshold for capitalizing software and infrastructure is $100,000. Capital assets are recorded at cost or estimated historical cost. Contributed assets are recorded at acquisition value at the time received. Depreciation is calculated using the straight-line method over the estimated useful lives of the related assets. The ranges of the useful lives are as follows:

Asset	Years
Buildings	30-50
Improvements other than buildings	6-50
Machinery and Equipment	3-35
Software	3-5
Infrastructure	20-50

Intangible right-to-use Lease and SBITA assets are amortized on a straight-line basis over the term of the contract.

Florida Statutes require that the Board maintain accountability for all capital assets used in operations, except those separately accounted for by the Sheriff.

Financed Purchase Obligations

In the government-wide financial statements and proprietary fund financial statements, financed purchase obligations and the related cost of assets acquired are reflected in the Statement of Net Position. For financed purchase obligations in governmental funds, an expenditure for the asset and an offsetting other financing source are reflected in the fund financial statements in the year of inception.

Leases

The County is a lessor for noncancelable leases of land, buildings, and infrastructure. The County recognizes a lease receivable and a deferred inflow of resources in the government-wide, proprietary, and governmental fund financial statements. The lease receivable is measured at the present value of payments expected to be received during the lease term. The receivable is reduced by the principal portion of lease payment received. The deferred inflow of resources is measured as the initial amount of the lease receivable, adjusted for lease payments received on or before the lease commencement date. The deferred inflow of resources is recognized as revenue over the term of the lease.

Key estimates and judgments include how the County determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, (3) lease receipts. When the interest rate is not provided or cannot be readily determined, the County's prior year actual interest yield is used as the discount rate. The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable are comprised of fixed payments from the lessee.

The County is a lessee for noncancelable leases of land, building, equipment and infrastructure. The County recognizes a lease liability and an intangible right-to-use lease asset in the government-wide and proprietary fund financial statements. The County measures the lease liability at the present value of payments expected to be made during the lease term at the commencement of the lease. The lease liability is reduced by the principal portion of lease payment made each year. The lease asset is measured as the initial amount of the lease liability and is amortized on a straight-line basis over the term of the lease. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position.

Estimates and judgments related to leases include, (1) the discount rate used, (2) lease term, (3) lease payments. The county uses the interest rate charged by the lessor as the discount rate. When the interest rate charged is not provided or cannot be readily determined, the County's incremental borrowing rate is used as the discount rate. The lease term includes the noncancelable period of the lease including options to extend (only if they are reasonably certain to extend). Lease payments included in the measurement of the lease liability are comprised of fixed payments and any purchase option price the County is reasonably certain to exercise.

The County monitors' changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease asset and liability or lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect those amounts.

Subscription-Based Information Technology Arrangements

The County is currently committed to various noncancelable subscription-based information technology arrangements (SBITAs) of right- to- use software. The County recognizes a SBITA payable and an intangible right-to-use SBITA asset in the government-wide and proprietary fund financial statements. The County measures the SBITA liability at the present value of payments expected to be made during the subscription term at the commencement of the subscription. The SBITA liability is reduced by the principal portion of the subscription payment made each year. The SBITA asset is measured as the initial amount of the SBITA liability and is amortized on a straight-line basis over the term of the subscription. SBITA assets are reported with other capital assets and SBITA liabilities are reported with long-term debt on the Statement of Net Position.

Estimates and judgments related to subscriptions include, (1) the discount rate used, (2) subscription term, (3) subscription payments. The County's incremental borrowing rate is used as the discount rate. The subscription term includes the noncancelable period of the subscription including options to extend (only if they are reasonably certain to extend). Subscription payments included in the measurement of the subscription liability are comprised of fixed payments and any purchase option price the County is reasonably certain to exercise.

The County monitors changes in circumstances that would require a remeasurement of its subscriptions, and will remeasure the SBITA asset and liability if certain changes occur that are expected to significantly affect those amounts.

Unearned Revenues

Unearned revenues represent revenues collected in advance of services performed and will be recognized when the services are rendered.

Compensated Absences

The County recognizes a liability for compensated absences for leave that has been earned for services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The County maintains a policy that permits employees to accumulate earned but unused vacation and sick pay benefits that will be paid to employees upon separation from County service if certain criteria are met. The County's policy requires employees to bank unused sick pay benefits. Both the current and long-term portion of compensated absences are accrued and reported in the government-wide and proprietary fund financial statements. The exception to this policy is the Lee County Port Authority, which has a mandatory annual buyback of unused leave. This is accounted for pursuant to GASB Statement Number 101, Compensated Absences.

Unamortized Bond Premiums and Discounts

Bond premiums and discounts related to long-term debt are amortized over the life of the debt, principally by the effective-interest method. Notes payable and revenue bonds payable in the government-wide and proprietary fund financial statements are shown net of unamortized discounts and premiums. Premiums and discounts related to general long-term debt in the governmental fund financial statements are recorded as expenditures or other financing sources when paid or received and, therefore, are not accounted for in subsequent periods.

Deferred Outflows of Resources

Deferred outflows of resources represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense or expenditure) until then. The deferred outflows of

resources reported in the County's Statement of Net Position represents other postemployment benefit related balances, pension related balances, and losses on refunded debt. These amounts will be recognized as increases in expense in future years.

Deferred Inflows of Resources

Deferred inflows of resources represents an acquisition of net assets that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until then. In governmental funds, revenues not received within sixty days of year-end and grant revenue not available within ninety days of year-end are deferred until collected as they do not meet the availability criteria. The County currently has unavailable revenue for accounts receivable, special assessments, and grant receivables. In addition, both governmental and proprietary funds are reporting deferred inflows of resources related to unamortized lease revenue, which will be recognized over the term of the lease. The deferred inflows of resources reported in the County's Statement of Net Position represents other postemployment benefit related balances, pension related balances, and gains on refunded debt. These amounts will be recognized as reductions in expense in future years.

Pensions

In the government-wide and proprietary funds statements of net position, liabilities are recognized for the County's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Florida Retirement System (FRS) defined benefit plan and the Health Insurance Subsidy (HIS) and additions to/deductions from FRS's and HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and HIS plans. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds of employee contributions are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Net Position

In the government-wide and proprietary fund financial statements net position is categorized as net investment in capital assets, restricted and unrestricted. Restricted net position indicates amounts that have constraints on their use externally imposed by creditors, through debt covenants, by grantors, or by law. Restricted assets are being reported for: capital projects; debt service; disaster recovery; inventory held for resale; special revenue funds; and renewal and replacement. The government-wide statement of net position reports $541,172,000 of governmental activities restricted net position, of which $511,753,000 is restricted by enabling legislation.

Fund Balances

In the governmental fund financial statements the County reports fund balances as either non-spendable or spendable. Spendable fund balances are further classified in a hierarchy based on the extent to which there are external and internal constraints.

Non-spendable balances are those that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. Criteria include items that are not expected to be converted into cash, for example inventories and prepaids. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale. However, if the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned, then they should be included in the appropriate fund balance classification.

Spendable fund balances are classified as follows:

Restricted Fund Balance – Amounts that are constrained for a specific purpose imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulations, or through constitutional provisions or enabling legislation.

Committed Fund Balance – Amounts constrained for a specific purpose imposed by a formal action of adopting an ordinance by the Board, the highest level of decision making authority, for the County. Once adopted, an ordinance can only be modified, rescinded, or replaced in the same manner, by another ordinance of the Board.

Assigned Fund Balance – Amounts that are intended to be used for specific purposes as determined by the Board, but that are neither restricted nor committed. Per the Board's administrative code, only the Board is authorized to assign fund balance.

Unassigned Fund Balance – Amount represents the residual fund balances for the County's General Fund that does not meet the other fund balance classification requirements and amounts reported as deficit fund balances in other governmental funds.

NOTE II. DIFFERENCE BETWEEN BUDGETED AND ACTUAL RESULTS

Budgets are adopted on a basis consistent with GAAP except as follows:

General Fund – Emergency Medical Services (EMS) ambulance fees are budgeted on a cash basis; the adjustment to record the remaining outstanding fees to accounts receivable for the year is not budgeted. Changes in fair value of investments, receivables not received within sixty days of year-end, grant revenues not received within ninety days of year-end, inventory are not budgeted. Transactions related to Leases and Software Based Information Technology Arrangement Transactions (SBITAS) are not budgeted for all entities. Costs and offsetting revenues related to TRIM notices, non-ad valorem commissions on cost recovery revenues received from Special Districts and other governments and expenditures paid from those commissions are not budgeted. In-kind grants for cybersecurity are not budgeted.

The following adjustments were necessary to present actual data on a budgetary basis (Non-GAAP) for the fiscal year ended September 30, 2025 (dollars in thousands):

	Revenues	Expenditures	Other Financing Sources/(Uses)
Total Budgetary Basis (Non-GAAP)	$ 844,405	$ 776,174	$ (81,105)
Eliminations	(26,389)	(26,389)	-
Not budgeted:			
EMS adjustments	(2,689)	-	-
Fair Market Value	625	-	-
Unavailable Revenue - A/R	(3,747)	-	-
Unavailable Revenues - Grants	(5,750)	-	-
Unearned Revenue - Value Adjustment Board	(27)		
Inventory Adjustment	-	89	-
Lease transactions	(48)	592	592
SBITA transactions	-	1,268	1,268
TRIM	510	510	-
Cost Recovery	534	533	-
In-kind Grant Contributions	95	95	-
Total GAAP Basis	$ 807,519	$ 752,872	$ (79,245)

NOTE III. PROPERTY TAXES

Property taxes become due and payable on November 1 of each year and are delinquent on April 1 of the following year. Discounts on property taxes are allowed for payments made prior to the April 1 delinquent date. Tax certificates for the full amount of any unpaid taxes must be sold no later than June 1 of each year. No accrual for the property tax levy becoming due in November 2025 is included in the accompanying financial statements, since such taxes are collected to finance expenditures of the subsequent period.

Procedures for collecting delinquent taxes, including applicable tax certificate sales and tax deed sales, are provided by Florida Statutes. The enforceable lien date is approximately two years after taxes become delinquent and occurs only upon request of a holder of a delinquent tax certificate. There were no significant delinquent property tax receivables at September 30, 2025.

Important dates in the property tax cycle are as follows:

- Assessment roll certified- July 1
- Millage resolution approved- no later than 95 days following receipt of the certified preliminary assessment roll
- Beginning of fiscal year for which taxes have been levied- October 1
- Taxes due and payable (levy date)- November 1
- Property taxes payable (maximum discount of 4 percent)- 30 days after levy date
- Due date- March 31
- Taxes become delinquent (lien date)- April 1
- Tax certificate sold- prior to June 1

NOTE IV. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Compliance with Finance Related Legal and Contractual Provisions

Management believes there were no violations of finance related legal and contractual provisions.

Deficit Net Position

At September 30, 2025, the Self Insurance General Liability Fund had a deficit net position of $1,800,000. Claims will exceed charges in any given year and are charged out to departments on a cash basis. The net position will be a deficit balance until charges are recaptured in fiscal year 2026.

The Group Health and Dental Fund had a deficit net position of $18,417,000 at September 30, 2025. This deficit balance is due to an increase in healthcare costs and claims being higher than anticipated claims that past few years. The county is evaluating options to offset this deficit.

NOTE V. DETAIL NOTES ON ALL FUNDS

Cash and Equity in Pooled Cash and Investments, and Investments

Investment Portfolio

As of September 30, 2025, the County had the following deposits, investments, and maturities (amounts in thousands):

Investment	Maturities	Fair Value	Call Date	Call Frequency	Rating
Cash on hand	N/A	$ 5,797			N/A
Cash with Fiscal Agent	N/A	90,050			N/A
Demand Deposits	N/A	226,167			N/A
Local Government Investment Pool					
FLCLASS	42 days	24,995			AAAm
Florida PRIME	47 days	1,686,374			AAAm
FLFIT	85 days	24,661			AAAf/S1
FLPALM Portfolio	42 days	53,040			AAAm
FLTRUST Day to Day Fund	32 days	1,094			AAAm
Money Market Funds	N/A	3,345			N/A
U.S. Treasury Note	3/31/2027	19,123	N/A	N/A	N/A
Federal Agricultural Mortgage Corp	2/23/2027	24,413	11/23/2025	Qtr	N/A
Federal Farm Credit	4/1/2026	20,081	N/A	N/A	AA+
Federal Farm Credit	9/1/2026	24,354	9/1/2022	Cont.	AA+
Federal Farm Credit	9/1/2026	24,354	9/1/2022	Cont.	AA+
Federal Farm Credit	9/28/2026	24,348	9/28/2022	Cont.	AA+
Federal Farm Credit	1/11/2027	24,303	1/11/2024	Cont.	AA+
Federal Farm Credit	1/13/2027	24,328	N/A	N/A	AA+
Federal Home Loan Bank	6/30/2026	24,488	12/31/2025	Qtr	AA+
Federal Home Loan Bank	8/14/2026	24,427	12/14/2025	Qtr	AA+
Federal Home Loan Bank	9/30/2026	24,381	12/30/2025	Qtr	AA+
Federal Home Loan Bank	1/28/2027	24,372	10/28/2025	Qtr	AA+
Total		$ 2,398,495			

Reconciliation of cash, cash equivalents and investments, from the schedule of deposits and investments to the basic financial statements (dollars in thousands):

Primary Government:	
Cash, cash equivalents and investments	$ 875,659
Restricted cash, cash equivalents and investments	1,458,292
Custodial Funds:	
Cash, cash equivalents and investments	64,544
Total	$ 2,398,495

Fair Value

The County categorizes its fair value measurements within the fair value hierarchy established in Governmental Accounting Standards Board Statement No. 72, *Fair Value Measurements and Application*. The hierarchy is based on valuation inputs used to measure the fair value of the asset.

Level 1 – Valuation is based on quoted prices for identical instruments traded in active markets. At September 30, 2025, the County held no such assets.

Level 2 – Valuation is based on quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable in the market. The County invests in U.S. Treasury and Agency Securities which were valued using a matrix pricing model and determined to be Level 2 inputs.

Level 3 – Valuation is based on model-based techniques that use significant inputs and assumptions not observable in the market. These unobservable inputs and assumptions reflect the Reserve Banks' estimates of inputs and assumptions that market participants would use in pricing the assets and liabilities. Valuation techniques include the use of option pricing models, discounted cash flow models, and similar techniques. At September 30, 2025, the County held no such assets.

The categorization of investments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment's risk.

The County has the following recurring fair value measurements as of September 30, 2025 (dollars in thousands):

Investments by fair value level (Level 2)	
Debt securities	
U.S. Treasury securities	$ 19,123
Agency securities	263,849
Total debt securities	282,972
Total Investments by fair value level	$ 282,972
Investments measured at the net asset value (NAV)	
Florida Cooperative Liquid Assets Securities System (FLCLASS)	$ 24,995
Florida Fixed Income Trust (FLFIT)	24,661
Florida Public Assets for Liquidity Management (FLPALM)	53,040
Florida Local Government Trust (FLTRUST)	1,094
Total investments measured at the NAV	$ 103,790

Additional information for investments measured at NAV or its equivalent (amounts in thousands):

	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period	Redemption Restrictions
Florida Cooperative Liquid Assets Securities System (FLCLASS)	$ 24,995	$ -	Daily	3:00 p.m. EST (same day)	None
Florida Fixed Income Trust (FLFIT)	24,661	-	Daily	4:00 p.m. EST (same day)	None
Florida Public Assets for Liquidity Management (FLPALM)	53,040	-	Daily	2:00 p.m. EST (same day)	None
Florida Local Government Trust (FLTRUST)	1,094	-	Daily	11:00 a.m. EST (same day)	None
Total investments measured at the NAV	$ 103,790	$ -			

Additional information for investments measured at amortized cost:

The State Board of Administration's ("SBA") Florida Local Government Surplus Trust Fund Investment Pool (Florida PRIME) is reported at amortized cost and approximates fair value. Florida PRIME is considered a qualifying external investment pool that meets all of the necessary criteria to elect to measure all of the investments at amortized cost. Therefore, the fair value of the County's position in the pool is the same as the value of the pool shares. The Florida PRIME investments are not categorized because they are not evidenced by securities that exist in physical or book entry form. Throughout the year, and as of September 30, 2025, Florida PRIME contained certain floating and adjustable rate securities. These investments represented 18.2 percent of Florida PRIME's portfolio at September 30, 2025.

With regard to redemption gates, Section 218.409(8)(a), *Florida Statutes*, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days."

With regard to liquidity fees, Section 218.409(4), *Florida Statutes* provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.

Credit Risk

The Board's Investment Policy (Policy) limits credit risk by restricting authorized investments for their investment portfolio to the following:

A.) Direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by the United States Government.
B.) U.S. Government sponsored enterprises.
C.) U.S. Government Agencies.
D.) Florida Local Government Surplus Funds Trust Fund (Florida PRIME) or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969.
E.) Interest-bearing time deposits or savings accounts in banks organized under the laws of Florida, in national banks organized under the laws of the United States and doing business and situated in Florida. Savings and loan associations which are under federal law and supervision, provided deposits are secured by collateral as may be prescribed by law. The institution must be fully insured by Federal Deposit Insurance Corporation, or Federal Savings and Loan Insurance Corporation, and are approved by the State Treasurer as a qualified public depository.

F.) Securities of, or other interests in, any open-end or closed-end management type investment company or investment trust registered under the Investment Company Act of 1940, provided their portfolio is limited to United States Government obligations and repurchase agreements fully collateralized by such United States Government obligations.
G.) Term and overnight repurchase agreements with any primary brokers/dealers that are fully collateralized by direct obligations of United States, or United States government sponsored corporation/ instrumentalities, or United States government agencies. Collateral for overnight and term repurchase agreements must maintain a minimum price of 101 percent on U.S. Treasuries and 102 percent on Agencies and Instrumentalities not to exceed five (5) years, and must be "marked to market" on a weekly basis.
H.) Bonds, notes or obligations of any state of the United States, any municipality, political subdivision, agency or authority of this state which are exempt from federal income taxation, and are rated by any nationally recognized rating agency for municipal bonds in any of the two highest classifications.
I.) SEC - registered, no-load money market mutual funds whose portfolios consist of tax exempt securities and repurchase agreements, whose shares of the mutual fund must be rated in the highest category by a nationally recognized rating service.
J.) Florida Local Government Investment Trust (FLGIT).
K.) SEC registered money market mutual funds with average portfolio maturities under 120 days, whose portfolios consist of United States Government securities and repurchase agreements secured by such securities.

The Board's Policy requires that the obligations of any state or municipality be rated by at least one of the nationally recognized rating agencies in any one (1) of the two (2) highest classifications, and that investments in money market mutual funds must be rated in the highest category by a nationally recognized rating service.

The Clerk does not have a formal written investment policy and thereby is required to follow Section 218.415, *Florida Statutes,* when investing surplus funds. This statute limits investing of surplus funds to the Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency, interest-bearing time deposits or savings accounts in qualified public depositories, or direct obligations of the U.S. Treasury. All other Constitutional Officers follow the guidance in Section 219.075, *Florida Statutes*, regarding the deposit of funds and the investment of surplus funds, in addition to Section 218.415, *Florida Statutes*.

Custodial Credit Risk

The Board's Policy requires that bank deposits be secured as provided by Chapter 280, *Florida Statutes,* and that the banks must be fully insured by the Federal Deposit Insurance Corporation (FDIC) or the Federal Savings and Loan Insurance Corporation (FSLIC) and approved by the State Treasurer as a public depository. At September 30, 2025, all of the County's bank deposits, including the Constitutional Officers', were in qualified public depositories.

The Board's Policy requires execution of a third-party custodial safekeeping agreement for all purchased securities and collateral, and requires that they be held in the County's name.

Interest Rate Risk

The Board's Policy requires an average minimum dollar amount equivalent to eight weeks of expenditures shall be held in a liquid investment, and securities will not be directly invested in or accepted as collateral that have a maturity date greater than five (5) years from the settlement date.

Concentration of Credit Risk

The Board's Policy establishes the following guidelines on portfolio composition in order to control concentration of credit risk:

United States Treasuries/Agencies	100%
Local Government Surplus Funds Trust Fund and other investment pools	50%
Term Repurchase agreements	20%
Money Market Mutual Funds (no individual fund family over 30%)	65%
CD's and Savings Accounts (10% per institution)	30%
FLGIT	5%

The Investment Committee may adjust the target percentages of each eligible security in the portfolio due to market and cash flow conditions.

Receivables

Accounts Receivable (Net)

At September 30, 2025, accounts receivable for the County's major funds and all other funds in aggregate were as follows (dollars in thousands):

	General Fund	Non-Major Governmental Funds	Total Governmental Funds
Accounts	$ 39,543	$ 1,576	$ 41,119
Less: allowance for bad debt	(30,769)	-	(30,769)
Total net accounts receivable	$ 8,774	$ 1,576	$ 10,350

	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Non-Major Enterprise Funds	Total Enterprise Funds
Accounts	$ 9,311	$ 16,880	$ 9,147	$ 6,634	$ 35	$ 42,007
Less: allowance for bad debt	(500)	(332)	(3,843)	-	-	(4,675)
Total net accounts receivable	$ 8,811	$ 16,548	$ 5,304	$ 6,634	$ 35	$ 37,332

	Internal Service Funds
Accounts	$ 331
Less: allowance for bad debt	-
Total net accounts receivable	$ 331

Leases Receivable

The County currently leases land, buildings, and equipment to various third parties. As of September 30, 2025, the County's lease receivables were valued at $145,233,000 and the deferred inflow of resources associated with these leases which will be recognized as revenue over the term of the leases was $141,882,000. These payments are generally fixed monthly payments with certain variable payments not included in the measurement of the lease receivable. The County has agreements with rental car companies and certain concessionaires with a minimum annual guarantee. These agreements have abatement clauses that make the payments variable in nature as they are

based on future performance of the lessee. These variable payments are not included in the measurement of the lease receivable.

The lease receivables for Governmental and Business-type Activities at September 30, 2025 were as follows:

Governmental Activities

Land – During the fiscal year, the County recognized $3,000 in lease revenue related to various land leases at an interest rate of 0.27 percent, with a term date of 2039.	$38,000
Buildings – During the fiscal year, the County recognized $1,379,000 in lease revenue related to various building leases at interest rates from 0.27 percent to 3.28 percent, with term dates ranging from 2026 to 2065.	47,504,000
Infrastructure – During the fiscal year, the County recognized $1,034,000 in lease revenue related to various infrastructure (tower) leases at interest rates from 0.27 percent to 5.03 percent, with term dates ranging from 2026 to 2047.	9,412,000
Total Governmental Activities Lease Receivables	$56,954,000

Business-Type Activities

Land – During the fiscal year, the County recognized $2,263,000 in lease revenue related to various land leases at interest rates from 0.27 percent to 4.48 percent, with term dates ranging from 2028 to 2092. Variable payments related to these land leases were $783,000 for the year.	$73,794,000
Buildings – During the fiscal year, the County recognized $2,445,000 in lease revenue related to various building leases at interest rates from 0.86 percent to 2.47 percent, with term dates ranging from 2027 to 2036. Variable payments related to these building leases were $35,214,000 for the year.	14,318,000
Infrastructure – During the fiscal year, the County recognized $121,000 in lease revenue related to various infrastructure (tower) leases at an interest rate of 5.03 percent, with a term date of 2027.	167,000
Total Business-Type Activities Lease Receivables	$88,279,000

Payments for lease receivables are expected to be received in subsequent years as follows (dollars in thousands):

	Governmental Activities		Business-Type Activities	
Fiscal Year	Principal	Interest	Principal	Interest
2026	$ 1,783	$ 186	$ 4,830	$ 825
2027	1,642	208	4,866	770
2028	1,629	201	4,760	719
2029	1,628	194	4,690	670
2030	1,663	187	2,697	628
2031 - 2035	8,317	820	8,876	2,788
2036 - 2040	8,399	646	6,461	2,338
2041 - 2045	8,635	447	6,899	2,054
2046 - 2050	6,497	283	6,829	1,752
2051 - 2055	6,652	193	6,472	1,469
2056 - 2060	6,838	101	5,913	1,202
2061 - 2065	3,271	19	6,232	945
2066 - 2070	-	-	5,423	683
2071 - 2075	-	-	3,631	492
2076 - 2080	-	-	2,766	359
2081 - 2085	-	-	2,887	237
2086 - 2090	-	-	3,014	111
2091 - 2092	-	-	1,033	8
	$ 56,954	$ 3,485	$ 88,279	$ 18,050

Regulated Leases

The County leases certain assets to various third parties, whose leases meet the definition of a regulated lease as defined in GASB No. 87 and therefore, are only subject to the disclosure requirements. Regulated leases are certain leases that are subject to external laws, regulations, or legal rulings, e.g. the U.S. Department of Transportation and the Federal Aviation Administration, regulated aviation leases between airport and other aeronautical users. Certain assets are subject to preferential or exclusive use by the counterparties to these agreement, as follows:

- Jet bridges – 19 of 27 total jet bridges are designated preferential use.
- Passenger hold rooms - 19 of 27 hold rooms are designated preferential use.
- Baggage service offices - All space in this category is designated exclusive use.
- Baggage make up units – 9 of 14 baggage make up units are designated exclusive use.
- Ticket counters - 32 of 58 total ticket counters are designated exclusive use.
- Ticket office space - All space in this category is designated exclusive use.
- Concourse operations space - All space in this category is designated exclusive use.

The following represents the County's regulated leases excluded from GASB 87 as of September 30, 2025:

Land – During the fiscal year, the County recognized $3,283,000 in revenue related to regulated land leases, with term dates ranging from 2026 to 2065. There were no variable payments related to these signatory leases for the year.	$102,730,000
Building (Hangar) – During the fiscal year, the County recognized $215,000 in revenue related to regulated building leases, with term dates ranging from 2029 to 2032. Variable payments related to these signatory leases was $46,854,000 for the year.	1,640,000
Total Business-Type Activities Regulated Leases	$104,370,000

Payments for regulated leases are expected to be received in subsequent years as follows (dollars in thousands):

Fiscal Year(s)	Business-type Activities
2026	$ 3,657
2027	3,674
2028	3,924
2029	4,117
2030	4,084
2031 - 2035	17,205
2036 - 2040	16,132
2041 - 2045	16,062
2046 - 2050	16,361
2051 - 2055	13,832
2056 - 2060	2,777
2061 - 2065	2,545
Total	$ 104,370

Capital Assets

Capital asset activity for the fiscal year ended September 30, 2025, was as follows (dollars in thousands):

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Artwork	$ 310	$ -		$ 310
Land, easements, and rights of way	816,491	42,396	(87)	858,800
Construction in progress	167,959	191,932	(91,118)	268,773
Software in progress	-	751	-	751
Total capital assets not being depreciated	984,760	235,079	(91,205)	1,128,634
Capital assets being depreciated/amortized:				
Buildings	634,757	34,904	(1,491)	668,170
Improvements other than buildings	253,875	5,740	(2,494)	257,121
Machinery and equipment	353,089	42,964	(9,104)	386,949
Software	19,795	-	(1)	19,794
Infrastructure	966,499	511	-	967,010
Intangible right-to-use land	32	-	-	32
Intangible right-to-use building	13,579	1,749	(168)	15,160
Intangible right-to-use machinery and equipment	8,905	1,337	(87)	10,155
Intangible right-to-use infrastructure	10,312	-	-	10,312
Intangible right-to-use SBITA	27,845	5,578	(6,462)	26,961
Total capital assets being depreciated/amortized	2,288,688	92,783	(19,807)	2,361,664
Less accumulated depreciation/amortization for:				
Buildings	272,342	11,260	(410)	283,192
Improvements other than buildings	204,627	9,504	(2,388)	211,743
Machinery and equipment	215,922	26,487	(7,071)	235,338
Software	18,427	494	-	18,921
Infrastructure	448,518	22,906	-	471,424
Intangible right-to-use land	27	5	-	32
Intangible right-to-use building	3,015	1,676	(127)	4,564
Intangible right-to-use machinery and equipment	2,189	1,697	(58)	3,828
Intangible right-to-use infrastructure	1,269	423	-	1,692
Intangible right-to-use SBITA	9,841	8,552	(5,356)	13,037
Total accumulated depreciation/amortization	1,176,177	83,004	(15,410)	1,243,771
Total capital assets being depreciated/amortized, net	1,112,511	9,779	(4,397)	1,117,893
Total governmental activities capital assets, net	$ 2,097,271	$ 244,858	$ (95,602)	$ 2,246,527
Business-Type Activities:				
Capital assets not being depreciated:				
Artwork	$ 293	$ -	$ -	$ 293
Land, easements, and rights of way	247,736		-	247,736
Construction in progress	534,930	570,985	(144,252)	961,663
Total capital assets not being depreciated	782,959	570,985	(144,252)	1,209,692
Capital assets being depreciated/amortized:				
Buildings	703,949	36,831	(1,107)	739,673
Improvements other than buildings	732,436	35,566	(3,830)	764,172
Machinery and equipment	620,831	67,279	(21,225)	666,885
Software	8,617	-	-	8,617
Infrastructure	1,202,510	43,199	(239)	1,245,470
Intangible right-to-use machinery and equipment	703	-	(44)	659
Intangible right-to-use SBITA	8,207	5,194	(1,195)	12,206
Total capital assets being depreciated/amortized	3,277,253	188,069	(27,640)	3,437,682

Capital Assets (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Less accumulated depreciation/amortization for:				
Buildings	289,959	13,793	(686)	303,066
Improvements other than buildings	502,605	27,600	(3,712)	526,493
Machinery and equipment	394,891	29,585	(20,707)	403,769
Software	8,027	220	-	8,247
Infrastructure	669,533	30,267	(107)	699,693
Intangible right-to-use machinery and equipment	208	173	(44)	337
Intangible right-to-use SBITA	2,633	2,710	(682)	4,661
Total accumulated depreciation/amortization	1,867,856	104,348	(25,938)	1,946,266
Total capital assets being depreciated/amortized, net	1,409,397	83,721	(1,702)	1,491,416
Total business-type activities capital assets, net	$ 2,192,356	$ 654,706	$ (145,954)	$ 2,701,108

Depreciation/amortization expense was charged to functions as follows (dollars in thousands):

Governmental activities:	
General government	$ 20,977
Public safety	21,884
Physical environment	2,955
Transportation	25,877
Economic environment	414
Human services	223
Culture and recreation	10,674
Total depreciation/amortization for governmental activities	$ 83,004

Business-type activities:	
Port Authority	$ 29,679
Water and Wastewater	50,709
Transportation Facilities	6,413
Solid Waste	12,869
Other non-major - Transit	4,678
Total depreciation / amortization for business-type activities	$ 104,348

Construction Commitments

The County has active construction projects as of September 30, 2025. The significant commitments for remaining contracts were as follows (dollars in thousands):

	Contract Amount	Amount Spent-to-date	Remaining Commitment	Retainage
Port Authority	$ 1,777,547	$ 770,126	$ 1,007,421	$ 26,732
Water and Wastewater	391,696	68,781	322,915	3,439
Solid Waste	21,677	10,942	10,735	547
Transportation	271,486	174,316	97,170	8,575
Other	67,562	37,214	30,348	1,860
Total	$ 2,529,968	$ 1,061,379	$ 1,468,589	$ 41,153

Interfund Transactions

Due To/From Other Funds

Interfund balances for the year ended September 30, 2025, consisted of the following (dollars in thousands):

	Funds Reporting Due From Balances						
	General Fund	Transportation Capital Improvement	Non-Major Gov't Funds	Solid Waste	Other Non-Major Transit	Internal Service Funds	Total
Funds Reporting Due To Balances:							
General Fund	$ -	$ -	$ 1,370	$ 319	$ -	$ 40	$ 1,729
Transportation Capital Improvements	248	-	595	-	73	-	916
Non-Major Governmental Funds	1,160	-	911	-	-	46	2,117
Water & Wastewater	-	256	-	-	-	-	256
Transportation Facilities	-	15,935	-	-	-	-	15,935
Solid Waste	1	-	-	-	-	-	1
Other Non-Major Transit	1	-	1	-	-	-	2
	$ 1,410	$ 16,191	$ 2,877	$ 319	$ 73	$ 86	$ 20,956

The majority of interfund balances as of September 30, 2025 are due to interfund billings for services and return of excess fees from the Constitutional Officers. There is one notable interfund balance of $15,935,000 for the Transportration Facilities excess toll revenue transferred to the Transportation Capital Improvement Fund.

Advances To/From other Funds

Interfund advances for the year ended September 30, 2025, consisted of the following (dollars in thousands):

	Advances From
	Non-Major Gov't Funds
Advances To:	
Internal Service Funds	$ 15,000
	$ 15,000

There were notable remaining advances in the amount of $15,000,000 from the Library Fund to the Group Health and Dental Fund for increased premiums.

Interfund Transfers

Interfund transfers for the year ended September 30, 2025, consisted of the following (dollars in thousands):

	Funds Reporting Transfers In						
	General Fund	Transportation Capital Improvements	Non-Major Gov't Funds	Solid Waste	Other Non-Major Transit	Internal Service Funds	Total
Funds Reporting Transfers out:							
General Fund	$ -	$ -	$ 86,529	$ 171	$ 23,433	$ 4,000	$ 114,133
Transportation Capital Improvements	-	-	4,587	-	892	-	5,479
Non-Major Governmental Funds	24,587	-	191,896	-	341	-	216,824
Transportation Facilities	-	15,935	-	-	-	-	15,935
Internal Service Funds	-	-	1,575	-	-	-	1,575
	$ 24,587	$ 15,935	$ 284,587	$ 171	$ 24,666	$ 4,000	$ 353,946

The majority of interfund transfers were for recurring annual transfers. There were notable transfers between Non-Major Governmental Funds of $5,500,000 for stadium maintenance and repairs and $36,400,000 for DOT operations. Electronic Franchise Fees in the amount of $20,000,000 were transferred out of the General Fund to Non-Major Governmental Funds.

Governmental Fund Balances

At September 30, 2025, the County's governmental fund balances were classified as follows (dollars in thousands):

	General Fund	Transportation Capital Improvements	Other Governmental Funds	Total Governmental Funds
Nonspendable:				
Inventory	$ 482	$ -	$ 4,505	$ 4,987
Advances	-	-	15,000	15,000
Total nonspendable	482	-	19,505	19,987
Restricted For:				
Improvement districts	-	-	18,914	18,914
Culture & recreation	-	-	21,437	21,437
Economic development	230	-	53,542	53,772
Disaster recovery	147,718	-	-	147,718
Health, safety & welfare	-	-	26,539	26,539
Transportation roads	-	184,822	230,123	414,945
Debt service	-	-	25,336	25,336
Court programs	-	-	3,990	3,990
Public records	-	-	5,956	5,956
Inmate welfare	-	-	1,017	1,017
Driver's education	-	-	290	290
Law enforcement activities	-	-	2,970	2,970
Total restricted	147,948	184,822	390,114	722,884
Committed:				
MSTU	-	-	18,109	18,109
Capital improvements	-	-	128,441	128,441
Court programs	-	-	6,214	6,214
Culture & recreation	-	-	46,163	46,163
Economic Development	-	-	818	818
Transportation roads	-	-	7,597	7,597
Health, safety & welfare	-	-	1,195	1,195
Total committed	-	-	208,537	208,537
Assigned to:				
General government	52,196	-	-	52,196
Public safety	2,966	-	-	2,966
Physical environment	1,000	-	-	1,000
Economic environment	1,455	-	-	1,455
Human services	3,400	-	-	3,400
Culture & recreation	331	-	-	331
Economic development	1,430	-	-	1,430
Total assigned	62,778	-	-	62,778
Unassigned:	73,878	-	(19)	73,859
Total fund balances	$ 285,086	$ 184,822	$ 618,137	$ 1,088,045

Long-Term Obligations

Revenue Bonds

The County issued revenue bonds for both governmental and business-type activities. The descriptions and balances of the outstanding revenue bonds as of September 30, 2025, were as follows:

Governmental Activities

The Tourist Development Tax Revenue Bonds were issued for the construction and capital improvements of the Hammond and the JetBlue baseball stadiums. The bonds are secured by a lien on and a pledge of tourist development tax, gross revenues of the baseball stadiums, and investment earnings. For the current year, pledged revenues collected were $48,481,000. The total principal and interest paid for the current year was $6,642,000. The total principal and interest remaining to be paid is $145,958,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Tourist Development Tax Revenue Bonds, Series 2013 (Partially Refunded October 3, 2019)	2043	3.00% to 5.00%	4.02%	$ 41,475,000	$ 33,355,000
Tourist Development Tax Refunding Revenue Bonds, Series 2019A	2033	3.00% to 5.00%	2.52%	30,865,000	24,450,000
Tourist Development Tax Refunding Revenue Bonds, Series 2019B	2040	3.00% to 4.00%	3.22%	35,820,000	35,820,000
Tourist Development Tax Refunding Revenue Bonds, Series 2019C	2043	2.18% to 3.50%	4.21%	8,520,000	8,230,000
					$ 101,855,000

Non-Ad Valorem bonds are secured by a lien on and a pledge of non-ad valorem funds including ambulance service receipts, building permits, zoning fees, data processing fees, excess County Officer fees, franchise fees, guaranteed entitlement funds, investment earnings, license fees, pledged gas taxes, and sales tax. Principal and interest paid for the current year and pledged revenues collected were $14,127,000 and $203,023,000, respectively. The total principal and interest remaining to be paid is $30,205,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Non-Ad Valorem Refunding Revenue Bonds, Series 2015	2026	5.00%	3.18%	$ 48,640,000	$ 28,750,000

Local Option Gas Tax bonds are secured by a lien on and a pledge of the Local Option Gas Tax Revenues. Principal and interest paid for the current year and pledged revenues collected were $4,629,000 and $21,201,000, respectively. The total principal and interest remaining to be paid is $173,871,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Local Option Gas Tax Revenue Bonds, Series 2022	2049	4.25% to 5.25%	4.27%	$ 90,480,000	$ 90,480,000

Business-Type Activities

The Airport Revenue Bonds were issued for various capital projects. The bonds are secured by a lien on and a pledge of net revenues of the Southwest Florida International Airport. Principal and interest paid for the current year and pledged revenues collected were $45,914,000 and $121,299,000, respectively. The total principal and interest remaining to be paid is $1,651,124,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Airport Revenue Refunding Bonds, Series 2015	2033	5.00%	4.65%	$ 33,425,000	$ 33,425,000
Airport Revenue Refunding Bonds, Series 2021A	2032	5.00%	1.42%	139,560,000	113,570,000
Airport Revenue Bonds, Series 2021B	2051	4% to 5.00%	3.06%	217,670,000	211,575,000
Airport Revenue Bonds, Series 2024	2054	5% to 5.25%	4.58%	522,160,000	522,160,000
					$ 880,730,000

The Water and Sewer Revenue Bonds were issued for various capital projects. The bonds are secured by a lien on and a pledge of the net revenues of the Lee County Water and Wastewater System. Principal and interest paid for the current year and net pledged revenues collected were $15,197,000 and $39,550,000, respectively. The total principal and interest remaining to be paid is $113,214,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Water and Sewer Refunding Revenue Bonds, Series 2013B	2027	2.00% to 5.00%	4.45%	39,440,000	$ 10,925,000
Water and Sewer Refunding Revenue Bonds, Series 2019	2043	1.69% to 3.30%	3.17%	104,835,000	85,235,000
					$ 96,160,000

The Transportation Facilities Revenue Bonds were issued for various capital projects. The bonds are secured by a lien on and pledge of the net revenues of the Sanibel Bridge, Cape Coral Bridge, and Midpoint Memorial Bridge Facilities. Principal and interest paid for the current year and net pledged revenues collected were $9,844,000 and $47,130,000, respectively. The total principal and interest remaining to be paid is $59,464,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Transportation Facilities Refunding Revenue Bonds, Series 2024	2035	5.00%	1.52%	$ 48,270,000	$ 48,270,000

The Solid Waste Revenue Bonds were issued for various capital projects. The bond is secured by a lien on and a pledge of net revenues of the Lee County Solid Waste System. Principal and interest paid for the current year and net pledged revenues collected (excluding Hurricane Ian related expenses and reimbursements) were $8,410,000 and $30,329,000, respectively. The total principal and interest remaining to be paid is $16,800,000.

Issue	Maturity	Interest Rate	Effective Interest Rate	Amount Issued	Outstanding Balances
Solid Waste System Refunding Revenue Bonds, Series 2016	2027	2.00% to 5.00%	2.05%	$ 66,160,000	$ 15,990,000

The annual debt service requirements for revenue bonds at September 30, 2025, were as follows (dollars in thousands):

	Governmental Activities		Business-type Activities		Total	
Fiscal Year(s)	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 16,765	$ 9,716	$ 45,400	$ 49,262	$ 62,165	$ 58,978
2027	17,700	8,869	47,375	47,199	65,075	56,068
2028	4,540	8,363	40,125	45,258	44,665	53,621
2029	4,865	8,145	35,405	43,652	40,270	51,797
2030	5,225	7,911	36,685	42,179	41,910	50,090
2031-2035	31,690	35,525	140,710	190,529	172,400	226,054
2036-2040	43,050	27,867	134,285	157,287	177,335	185,154
2041-2045	59,265	17,520	162,210	121,601	221,475	139,121
2046-2050	37,985	5,033	194,365	77,010	232,350	82,043
2051-2054	-	-	204,590	25,474	204,590	25,474
Total	$ 221,085	$ 128,949	$ 1,041,150	$ 799,451	$ 1,262,235	$ 928,400

	Port Authority		Water and Wastewater		Transportation Facilities		Solid Waste	
Fiscal Year(s)	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 17,965	$ 43,822	$ 12,610	$ 2,597	$ 7,030	$ 2,238	$ 7,795	$ 605
2027	18,865	42,902	12,980	2,214	7,335	1,879	8,195	204
2028	19,805	41,935	12,615	1,821	7,705	1,502	-	-
2029	20,010	40,940	12,650	1,471	2,745	1,241	-	-
2030	20,845	39,918	12,960	1,160	2,880	1,101	-	-
2031-2035	113,960	183,043	10,035	4,350	16,715	3,136	-	-
2036-2040	118,820	154,470	11,605	2,720	3,860	97	-	-
2041-2045	151,505	120,880	10,705	721	-	-	-	-
2046-2050	194,365	77,010	-	-	-	-	-	-
2051-2054	204,590	25,474	-	-	-	-	-	-
Total	$ 880,730	$ 770,394	$ 96,160	$ 17,054	$ 48,270	$ 11,194	$ 15,990	$ 809

Bond Resolutions

The resolutions for the following bonds established certain accounts and determined the order in which certain revenues are to be deposited into those accounts. In addition, there are various other covenants established by the official statements and County resolutions, including such items as debt service coverage, reporting requirements, and maintenance of facilities. Management believes that it has complied, in all material respects,

with these covenants. All required balances at September 30, 2025, were maintained on all issues. The following issues are still outstanding:

Revenue Bonds

Local Option Gas Tax Revenue Bonds, Series 2022
Tourist Development Tax Revenue Bonds, Series 2013
Tourist Development Tax Refunding Revenue Bonds, Series 2019A
Tourist Development Tax Refunding Revenue Bonds, Series 2019B
Tourist Development Tax Refunding Revenue Bonds, Series 2019C
Non-Advalorem Refunding Revenue Bonds, Series 2015
Airport Revenue Refunding Bonds, Series 2015
Airport Revenue Refunding Bonds, Series 2021A
Airport Revenue Bonds, Series 2021B
Airport Revenue Bonds, Series 2024
Water and Sewer Refunding Revenue Bonds, Series 2013B
Water and Sewer Refunding Revenue Bonds, Series 2019
Transportation Facilities Refunding Revenue Bonds, Series 2024
Solid Waste System Refunding Revenue Bonds, Series 2016

Debt Refunding

Transportation Facilities Refunding Revenue Bond, Series 2024

On October 8, 2024, the County issued Transportation Facilities Refunding Revenue Bond, Series 2024, in the amount of $48,270,000 at an interest rate of 5.0 percent maturing on October 1, 2035. Proceeds of the bonds were used to currently refund $52,305,000 of outstanding Transportation Facilities refunding Bond Series 2014, at an interest ranging of 3 to 5 percent on current interest paying bonds maturing on October 1 in years 2025 through 2035.

The current refunding resulted in a reduction of future debt service payments by approximately $4,274,000 over the next 10 years and obtained an economic gain of $3,720,000.

On the date of issuance of the Series 2024 Bonds, the County purchased U.S. Government Securities which were placed in an irrevocable trust with an escrow agent to provide for payment in full of the redemption price of the refunded Series 2024 Bonds. As a result, the refunded Transportation Facilities refunding Bond Series 2014 was considered defeased as of October 8, 2024, and the liability has been removed from the financial statements. Subsequently, the final payment for these defeased bonds was made on January 6, 2025.

Variable Debt

Direct Borrowing – Governmental Activities

The County entered into a $2,500,000 non-revolving line of credit agreement on May 3, 2024 with a final maturity on May 3, 2026 with a commercial bank. The line of credit is to be used for initial financing of MSBU projects that are later secured with long-term financing, at an interest rate of 79 percent of Secured Overnight Financing Rate (SOFR) plus 252 basis points, but not greater than the maximum interest rate provisions of Section 215.84, Florida Statutes. Interest payments will be paid monthly on the unpaid balance until final maturity on May 3, 2026. Principal for all draws made against the line of credit is due on May 3, 2026. The County covenanted to budget and appropriate legally available non-ad valorem revenues. There was no outstanding balance as of September 30, 2025 and no interest was incurred during the current year. The unused line of credit as of September 30, 2025 was $2,500,000.

The line of credit contains a provision in the event of default of non-payment for ten days of the scheduled payment date, the loan will bear an interest at the maximum lawful default rate. The default rate will remain in effect until the default is cured by the County.

Direct Borrowing – Business-Type Activities

The Port Authority entered into a $50,000,000 taxable subordinate revolving credit facility agreement on May 6, 2020 with a final maturity on May 6, 2025 with a commercial bank. The line of credit is to be used to finance certain airport-related capital projects. On November 4, 2022 the agreement was amended to extend the maturity to November 4, 2027, and to change the interest rate basis from London Interbank Offered Rates ("LIBOR") to Bloomberg Short-Term Bank Yield index rate ("BSBY"). BSBY announced the permanent cessation of the BSBY index with the final publication of rates on November 15, 2024. Agreement was amended in November 2024 to use the Secured Overnight Financing Rate ("SOFR") interest base rate. The rate is based on the bond rating and the US overnight SOFR rate plus .61 percent. On September 8, 2025 the agreement was amended to increase available line of credit to $100,000,000. On September 30, 2025, the rate was 4.77 percent. Interest payments began on June 1, 2020, and will be paid monthly on the unpaid balance until final maturity on November 4, 2027. The unused portion of the line of credit is subject to a non-refundable fee currently at .25 percent per annum for each day the line is unused. No fee will be issued on the days either the advances are suspended or the outstanding principal is greater than 50 percent of the maximum principal amount. The applicable margins for the interest rate and credit facility fee is based on the table below.

Interest Applicable Margin and Applicable Credit Facility Fee Margin - rate per annum associated with the Level corresponding to the lowest long-term unenhanced debt rating assigned by:

Level	Moody's Rating	S&P Rating	Fitch Rating	Interest Rate Applicable Margin	Applicable Credit Facility Fee Margin
Level 1	A2 or above	A or above	A or above	0.61%	0.25%
Level 2	A3	A-	A-	0.68%	0.30%
Level 3	Baa1	BBB+	BBB+	0.87%	0.35%
Level 4	Baa2	BBB	BBB	1.18%	0.45%
Level 5	Baa3 or below	BBB- or below	BBB- or below	Default Rate	Default Rate

Default rate is 4% per annum

Principal for all draws made against the line of credit is due on November 4, 2027. The line of credit is solely collateralized by a lien on and a pledge of the net revenues of Southwest Florida International Airport. On September 30, 2025, there was no outstanding balance and the unused line of credit was $100,000,000. Interest paid for the current year was $0.

If an event of default occurs, the notes shall bear interest at the applicable interest rate plus 4 percent per annum until the default is cured to the satisfaction of the lender. A late fee equal to 4 percent of the amount due will be assessed if the amount due is not paid within 15 days of the due date.

Notes Payable

Direct Borrowing - Governmental Activities

The County has entered into loan agreements with three commercial banks to provide long-term financing for certain capital projects. The loans are collateralized by special assessments levied against the benefited property

owners of certain MSBU of the County. Interest is payable semi-annually. Principal is payable in equal annual installments maturing in fiscal years 2025 through 2036. Principal and interest paid for the current year and pledged revenues collected were $339,000 and $363,000, respectively. The total principal and interest remaining to be paid is $1,273,000.

The loans contain a provision in the event of default of non-payment for ten days of the scheduled payment date, the loan will bear an interest at the default rate of the lessor of 5 percent in excess of the bank's prime rate or the maximum legal interest rate. The default rate will remain in effect until the default is cured by the County.

Issue	Issue Date	Interest Rate	Amount Issued	Outstanding Balances
Cherry Estates	November 4, 2014	4.16%	$ 1,985,000	$ 419,000
Harbor Drive	February 8, 2017	4.12%	476,000	34,000
Cherry Estates Side Streets	February 28, 2019	4.86%	211,000	103,000
Oak Creek Road Repaving	October 3, 2019	4.51%	163,000	58,000
Burgundy Farm Road Paving	April 9, 2020	4.51%	286,000	113,000
Marina/Coral Circle Canal	December 17, 2020	3.52%	243,000	167,000
Sunset Cove Channel	December 17, 2020	3.04%	180,000	103,000
Telegraph Creek	November 5, 2021	3.51%	184,000	122,000
				$ 1,119,000

On September 15, 2023, Lee County entered into an agreement with the State of Florida for a $25,000,000 Local Government Emergency Bridge Loan. Proceeds will be used for governmental operations. Maturity of the issue is two years from the date of delivery of October 23, 2023. On October 9, 2024 an amendment was approved to extend the maturity date to September 15, 2033. No interest will accrue for the term of the loan if the loan is repaid by the maturity date. At the maturity date, simple interest at 10.00 percent will be computed on a basis of actual number of days elapsed over an assumed 360 day year from on the maturity date until the loan is repaid. An extension of six-months may be added to the maturity date if requested at any time before maturity date.

The loan is payable from a covenant to budget and appropriate legally available Non-Ad Valorem Revenues. Principal of $25,000,000 is payable on or before the maturity date of September 15, 2033. No principal was paid for the current year. Pledged revenues collected was $409,039,000. The total principal remaining to be paid is $25,000,000.

Issue	Purpose	Maturity	Interest Rate	Loan Amount Issued	Outstanding Balance
Florida Department of Commerce Local Government Emergency Bridge Loan	Fund Governmental Operations	2033	0.00%	$ 25,000,000	$ 25,000,000
					$ 25,000,000

The County entered into an agreement with the State of Florida, Division of Emergency Management to receive $144,432,000 from the Hurricane Recovery Grant Program. Pursuant to the 2023 Specific Appropriations 25676A, the Florida Legislative Appropriation Program ("LAP") provided resources to fund hurricane repairs and recovery to publicly owned facilities damaged by Hurricanes Ian and/or Nicole, infrastructure repairs, and loss of local and county revenues within the Federal Emergency Management Agency (FEMA) disaster declarations for Hurricane Ian and/or Hurricane Nicole. Terms and conditions to receive the funds are that the recipient has, or will have, a Public Assistance (PA) Project Worksheet (PW) on file. Funding will be used as an advanced payment or a zero

percent loan to get projects started and shall be repaid up to the amount of the funds subsequently received from FEMA. The agreement terminates upon the completion of all eligible work and payment of all eligible costs in accordance with the Public Assistance Program requirements.

Outstanding LAP loan payable	$ 139,133,000

Direct Borrowing – Business-type Activities

The Lee County Water and Wastewater System entered into agreements with the Florida Department of Environmental Protection to borrow funds for various capital projects. The loans are secured solely by a pledge of the net revenues of the Lee County Water and Wastewater System after the satisfaction of annual debt obligations of the senior debt. Loan payments are due semi-annually. Principal and interest paid for the current year and pledged revenues collected were $2,851,000 and $39,550,000, respectively. The total principal and interest remaining to be paid is $33,242,000.

In the event of default, the State may by action or suit require a full accounting, apply to a court of competent jurisdiction to appoint a receiver, sue for payment of amounts due, intercept the delinquent amount plus a penalty from unobligated funds due to the Local Government under any revenue or tax sharing fund (except as provided by the State Constitution), and impose a penalty not to exceed 18 percent per annum, and accelerate repayment schedule or increase the financing rate on unpaid principal to as much as 1.667 times the financing rate.

Issue	Purpose	Maturity	Interest Rate	Loan Amount Issued	Outstanding Balances
Clean Water State Revolving Fund Construction Loan Agreement WW360200 Executed December 4, 2015	Three Oaks Wastewater Treatment Plant Oxidation Ditch Improvements	2038	0.95%	$ 28,002,000	$ 19,471,000
Drinking Water State Revolving Fund Construction Loan Agreement DW3602A0 Executed February 28, 2017	Advanced Water Meter Installation project	2035	1.08%	18,107,000	11,805,000
					$ 31,276,000

On July 30, 2024, the Lee County Water and Wastewater System entered into the Clean Water State Revolving Fund Design and Construction Loan Agreement WW3602BO for Fort Myers Beach Water Reclamation Facilities Improvements. The loan matures in 2049 and is authorized up to $20,000,000 with an interest rate of .87 percent. Amendment 1 to this agreement was approved on October 24, 2024 to increase funding by $20,000,000 for a total of $40,000,000. Semi-annual payments are scheduled to start March 15, 2029. No funds have been drawn as of September 30, 2025.

Direct Placement – Business-type Activities

The Lee County Water and Wastewater System entered into loan agreements with a commercial bank to refund the County's Drinking Water State Revolving Loan Agreement DW3610 010 and Clean Water State Revolving Loan Agreement WW 392330. The loans are secured solely by a pledge of the net revenues of the Lee County Water and Wastewater System. Loan payments are due semi-annually May 1st and November 1st. Principal and interest paid for the current year and pledged revenues collected were $4,190,000 and $39,550,000, respectively. The total principal and interest remaining to be paid is $12,567,000.

In an event of default occurs, the amount not paid when due shall bear interest at the rate of 3.00 percent above the interest rate then in effect. In the event a payment of principal or interest is not made on or before 90 days of its

due date, the rate of interest on all outstanding principal shall be at the rate of 3.00 percent above the interest rate then in effect until payment default has been cured.

Issue	Maturity	Interest Rate	Amount Issued	Outstanding Balances
Water and Sewer Refunding Revenue Bond, Series 2021A	2028	0.99%	$ 10,460,000	$ 4,572,000
Water and Sewer Refunding Revenue Bond, Series 2021B	2028	1.00%	17,791,000	7,779,000
				$ 12,351,000

The Lee County Water and Wastewater System entered into a loan agreement with a commercial bank to finance certain capital improvements to the Water and Sewer Utility System. The loan is secured solely by a pledge of the net revenues of the Lee County Water and Wastewater System. Interest payments are due semi-annually April 1st and October 1st, and principal is due annually on October 1st. Principal and interest paid for the current year and pledged revenues collected were $4,144,000 and $39,550,000, respectively. The total principal and interest remaining to be paid is $53,871,000.

In an event of default, the loan shall bear interest at the rate of 6.00 percent in excess of the Prime Rate of the bank which shall have a Prime Floor of 3.00 percent. This default rate shall continue until such default has been cured. In addition any amounts over fifteen days late shall be charged a fee of 6.00 percent of the amount overdue.

Issue	Maturity	Interest Rate	Amount Issued	Outstanding Balances
Water and Sewer Refunding Revenue Bond, Series 2023	2038	4.28%	$ 45,000,000	$ 40,670,000

The annual debt service requirements for notes payable at September 30, 2025, were as follows (dollars in thousands):

	Governmental Activities		Business-type Activities		Total	
	Direct Borrowings and Direct Placements		Direct Borrowings and Direct Placements		Direct Borrowings and Direct Placements	
Fiscal Year(s)	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 234	$ 45	$ 6,621	$ 1,289	$ 6,855	$ 1,334
2027	200	35	9,093	2,041	9,293	2,076
2028	199	27	9,260	1,869	9,459	1,896
2029	192	19	5,238	1,702	5,430	1,721
2030	135	11	5,375	1,561	5,510	1,572
2031-2035	25,155	15	28,476	5,507	53,631	5,522
2036-2039	4	0	20,234	1,414	20,238	1,414
	$ 26,119	$ 152	$ 84,297	$ 15,383	$ 110,416	$ 15,535
	139,133	Florida Legislative Appropriation Program Loan			139,133	
	$ 165,252				$ 249,549	

Financed Purchase Obligations

The County had various financed purchase obligations outstanding at September 30, 2025 for equipment and vehicles:

Governmental Activities

Various financed purchase obligations collateralized by equipment and vehicles with total installments of $3,874,000 during the fiscal year with interest rates ranging from 1.48 percent to 8.93 percent. Outstanding maturities range from 2026 to 2033.	$13,355,000

Business-Type Activities

Two financed purchase obligations collateralized by vehicles with total installments of $309,000 during the fiscal year with interest rates ranging from 2.48 percent to 3.41 percent and final maturities in 2028.	$618,000

Future principal and interest payments of financed purchase obligations as of September 30, 2025 were as follows (dollars in thousands):

	Governmental Activities		Business-type Activities		Total	
Fiscal Year(s)	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 3,607	$ 324	$ 318	$ 19	$ 3,925	$ 343
2027	2,856	230	147	11	3,003	241
2028	1,512	166	153	5	1,665	171
2029	1,529	135	0	0	1,529	135
2030	1,207	105	0	0	1,207	105
2031-2033	2,644	162	0	0	2,644	162
	$ 13,355	$ 1,122	$ 618	$ 35	$ 13,973	$ 1,157

Leases Payable

The County is currently committed to various non-cancellable leases of buildings, equipment, and infrastructure with terms in excess of one year. The leases payable for Governmental and Business-type Activities at September 30, 2025, were as follows:

Governmental Activities

Buildings – During the fiscal year, the County paid $1,253,000 related to various building leases with interest rates from 4.40 percent to 4.63 percent, with term dates ranging from 2026 to 2044. Variable costs associated with these building leases were $34,000 for the year.	$11,477,000
Equipment - During the fiscal year, the County paid $1,977,000 related to various equipment leases with interest rates from 3.37 percent to 9.14 percent, with term dates ranging from 2026 to 2030.	4,974,000

Infrastructure – During the fiscal year, the County paid $113,000 related to various infrastructure leases with an interest rate of 4.40 percent, with term dates ranging from 2034 to 2051.	9,891,000
Total Governmental Activities Leases Payable	$26,342,000

Business-Type Activities

Equipment – During the fiscal year, the County paid $137,000 related to various equipment leases with interest rates from 4.44 percent to 5.46 percent, with term dates ranging from 2026 to 2027.	$253,000
Total Business-Type Activities Leases Payable	$253,000

The future principal and interest lease payments as of September 30, 2025, were as follows (dollars in thousands):

	Governmental Activities		Business-type Activities		Total	
Fiscal Year(s)	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 3,665	$ 11,751	$ 137	$ 14	$ 3,802	$ 11,765
2027	3,429	995	116	6	3,545	1,001
2028	2,699	828	-	-	2,699	828
2029	1,964	702	-	-	1,964	702
2030	948	622	-	-	948	622
2031 - 2035	3,762	2,594	-	-	3,762	2,594
2036 - 2040	3,864	1,766	-	-	3,864	1,766
2041 - 2045	4,086	853	-	-	4,086	853
2046 - 2050	1,852	235	-	-	1,852	235
2051	73	-	-	-	73	-
Total	$ 26,342	$ 20,346	$ 253	$ 20	$ 26,595	$ 20,366

Subscription-Based Information Technology Arrangements (SBITAs) Payable

The County is currently committed to various non-cancellable subscription-based information technology arrangements (SBITAs) with terms in excess of one year. The SBITAs payable for Governmental and Business-type Activities at September 30, 2025, were as follows:

Governmental Activities

During the fiscal year, the County paid $9,270,000 in principal related to various SBITAs with interest rates ranging from 4.48 percent to 4.63 percent, with term dates ending in 2037.	$12,027,000

Business-Type Activities

During the fiscal year, the County paid $2,979,000 in principal related to various SBITAs with interest rates ranging from 4.48 percent to 5.03 percent, with term dates ending in 2030.	$6,403,000

The future principal and interest SBITA payments as of September 30, 2025, were as follows (dollars in thousands):

	Governmental Activities		Business-type Activities		Total	
Fiscal Year(s)	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 6,022	$ 526	$ 3,079	$ 243	$ 9,101	$ 769
2027	3,486	257	2,128	139	5,614	396
2028	1,247	113	699	48	1,946	161
2029	342	56	428	15	770	71
2030	176	42	69	1	245	43
2031-2035	695	90	-	-	695	90
2036-2037	59	3	-	-	59	3
Total	$ 12,027	$ 1,087	$ 6,403	$ 446	$ 18,430	$ 1,533

Other Obligations

Self-Insurance Claims Payable

Self-insurance claims payable are fully described in Note IX. Since the self-insurance activity is accounted for in an internal service fund, it has been categorized in the governmental activities on the government-wide Statement of Net Position. The balance at September 30, 2025, consisted of the following (dollars in thousands):

Self-insurance group health & dental	$ 11,413
Sheriff internal service fund	3,170
Tax Collector internal service fund	521
Self-insurance general liability	11,931
Total self-insurance claims payable	$ 27,035

Arbitrage Rebate Payable

Any excess interest earnings on tax-exempt bond proceeds must be remitted to the federal government in five-year intervals. Even though a payment may not be required until several years into the future, the liability is recorded in both governmental and business-type activities. The obligation as of September 30, 2025, is $15,436,000.

Governmental Activites	$ 3,252,000
Business-type Activites	12,184,000
	$ 15,436,000

Changes in Long-Term Debt

Changes in bonded and other indebtedness of the County for the year ended September 30, 2025, were as follows (dollars in thousands):

Governmental Activities:	Beginning Balance		Additions		Reductions	Ending Balance	Due Within One Year
Bonds payable:							
Revenue bonds	$ 235,990		$ -		$ (14,905)	$ 221,085	$ 16,765
Less/plus deferred amounts:							
Unamort discount/premium	17,123		-		(1,807)	15,316	-
Total bonds payable	253,113		-		(16,712)	236,401	16,765
Direct borrowing and direct placement notes payable	170,835		-		(5,583)	165,252	234
Self-insurance claims payable	24,640		155,138		(152,743)	27,035	17,996
Arbitrage rebate payable	2,603		649		-	3,252	-
Financed purchase obligations	11,467		5,762		(3,874)	13,355	3,607
Leases payable	26,651		3,085		(3,394)	26,342	3,665
SBITAs payable	16,886		4,440		(9,299)	12,027	6,022
Compensated absences	47,755	*	3,294	**	-	51,049	28,565
Total governmental activity long-term liabilities	$ 553,950		$ 172,368		$ (191,605)	$ 534,713	$ 76,854

Other long-term liabilities are typically liquidated by the individual fund to which the liability is directly associated. The entire claims liability is reported in the Self-Insurance Group Health and Dental Fund and will be liquidated by that fund.

Business-Type Activities:	Beginning Balance		Additions		Reductions	Ending Balance	Due Within One Year
Port Authority							
Bonds payable:							
Revenue bonds	$ 374,060		$ 522,160		$ (15,490)	$ 880,730	$ 17,965
Less/plus deferred amounts:							
Unamort discount/premium	57,372		45,218		(7,719)	94,871	-
Total bonds payable	431,432		567,378		(23,209)	975,601	17,965
Arbitrage rebate payable	7,013		4,401		-	11,414	-
Leases payable	30		-		(18)	12	12
SBITAs payable	2,455		3,277		(2,144)	3,588	2,018
Compensated absences	2,341	*	5	**	-	2,346	1,935
Total Port Authority long-term liabilities	$ 443,271		$ 575,061		$ (25,371)	$ 992,961	$ 21,930
Water and Wastewater							
Bonds payable:							
Revenue bonds	$ 108,380		$ -		$ (12,220)	$ 96,160	$ 12,610
Less/plus deferred amounts:							
Unamort discount/premium	392		-		(190)	202	-
Total bonds payable	108,772		-		(12,410)	96,362	12,610
Direct borrowing and direct placement notes payable	93,159		-		(8,862)	84,297	6,621
Financed purchase obligations	927		-		(309)	618	318
Arbitrage rebate payable	416		115		-	531	-
Leases payable	361		-		(120)	241	125
SBITAs payable	2,147		-		(947)	1,200	658
Compensated absences	2,937	*	637	**	-	3,574	2,312
Total Water and Wastewater long-term liabilities	$ 208,719		$ 752		$ (22,648)	$ 186,823	$ 22,644

Changes in Long-Term Debt (continued)

	Beginning Balance		Additions		Reductions	Ending Balance	Due Within One Year
Transportation Facilities							
Bonds payable:							
Revenue bonds	$ 59,520		$ 48,270		$ (59,520)	$ 48,270	$ 7,030
Less/plus deferred amounts:							
Unamort discount/premium	3,683		3,676		(3,683)	3,676	-
Total bonds payable	63,203		51,946		(63,203)	51,946	7,030
SBITAs payable	-		1,407		(114)	1,293	264
Compensated absences	479	*	121	**	-	600	370
Total Transportation Facilities long-term liabilities	$ 63,682		$ 53,474		$ (63,317)	$ 53,839	$ 7,664
Solid Waste							
Bonds payable:							
Revenue bonds	$ 23,415		$ -		$ (7,425)	$ 15,990	$ 7,795
Less/plus deferred amounts:							
Unamort discount/premium	719		-		(474)	245	-
Total bonds payable	24,134		-		(7,899)	16,235	7,795
Landfill closure & postclosure costs	26,610		13,078		-	39,688	-
Arbitrage rebate payable	31		208		-	239	-
SBITAs payable	74		-		(74)	-	-
Compensated absences	1,137	*	154	**	-	1,291	842
Total Solid Waste long-term liabilities	$ 51,986		$ 13,440		$ (7,973)	$ 57,453	$ 8,637
Other Non-Major - Transit							
SBITAs payable	$ 153		$ 307		$ (138)	$ 322	$ 139
Compensated absences	1,308	*	96	**	-	1,404	904
Total Other Non-Major long-term liabilities	$ 1,461		$ 403		$ (138)	$ 1,726	$ 1,043
Total Business-Type Activities							
Bonds payable:							
Revenue bonds	$ 565,375		$ 570,430		$ (94,655)	$ 1,041,150	$ 45,400
Less/plus deferred amounts:							
Unamort discount/premium	62,166		48,894		(12,066)	98,994	-
Total bonds payable	627,541		619,324		(106,721)	1,140,144	45,400
Direct borrowing and direct placement notes payable	93,159		-		(8,862)	84,297	6,621
Total variable debt and notes payable	93,159		-		(8,862)	84,297	6,621
Landfill closure & postclosure costs	26,610		13,078		-	39,688	-
Arbitrage rebate payable	7,460		4,724		-	12,184	-
Financed purchase obligations	927		-		(309)	618	318
Leases payable	391		-		(138)	253	137
SBITAs payable	4,829		4,991		(3,417)	6,403	3,079
Compensated absences	8,202	*	1,013	**	-	9,215	6,363
Total business-type activity long-term liabilities	$ 769,119		$ 643,130		$ (119,447)	$ 1,292,802	$ 61,918

*Compensated Absences beginning balance was adjusted for GASB 101 as discussed in note IX Other Information, change in accounting principle.

** The change in the compensated absence liability is presented as a net change for the year.

NOTE VI. SEGMENT INFORMATION

Segment Information- Port Authority

The County has outstanding revenue bonds which are financed by Southwest Florida International Airport revenues. These activities, and the activities of the Page Field General Aviation and other Port Authority activities, are accounted for in a single fund (Lee County Port Authority). Summary financial information for the Southwest Florida International Airport is presented below (dollars in thousands) as of September 30, 2025.

	Southwest Florida International Airport
Condensed Statement of Net Position	
Assets	
Current assets	$ 225,405
Restricted assets	323,093
Noncurrent assets	35,694
Capital assets (net)	1,334,113
Other assets	197
Total assets	1,918,502
Deferred outflows of resources	21,941
Liabilities	
Current liabilities	70,588
Current liabilities payable from restricted assets	112,083
Noncurrent liabilities	1,039,329
Total liabilities	1,222,000
Deferred inflows of resources	74,644
Net position	
Net investment in capital assets	666,656
Restricted	19,184
Unrestricted	(42,042)
Total net position	$ 643,798
Condensed Statement of Revenues, Expenses, and Changes in Net Position	
Operating revenues	
User fees	$ 88,100
Rentals	6,785
Concessions	69,900
Miscellaneous	455
Less: Rebates	(9,233)
Total operating revenues	156,007
Operating expenses	
Depreciation	25,470
Other operating expenses	97,772
Total operating expenses	123,242
Operating income	32,765

Segment Information- Port Authority (continued)

	Southwest Florida International Airport
Non-operating revenues (expenses)	
Investment earnings	30,206
Interest expense	(36,539)
Other non-operating	(7,128)
Total non-operating revenues (expenses)	(13,461)
Income before capital contributions and transfers	19,304
Capital contributions	22,985
Special item - loss on discontinued project	(711)
Transfers	5,260
Change in net position	46,838
Beginning net position - as previously reported	596,883
Change in accounting principle (GASB 101)	77
Beginning net position - as restated	596,960
Ending net position	$ 643,798
Condensed Statement of Cash Flows	
Net cash provided by:	
Operating activities	$ 67,048
Noncapital financing activities	14,849
Capital and related financing activities	161,858
Investing activities	30,207
Net increase	273,962
Beginning cash, cash equivalents and investments	243,974
Ending cash, cash equivalents and investments	$ 517,936

Certain funds that relate to activities at both the Southwest Florida International Airport and Page Field are not included in the segmented statements, including the K-9 donation fund, equitable sharing treasury program fund, and the discretionary fund. In addition, all of the funds related to the passenger facility charges, customer facility charges, and Page Field activities are omitted from the segmented statements.

NOTE VII. OTHER POSTEMPLOYMENT BENEFITS

The County maintains three single-employer, defined benefit other postemployment benefits plans ("OPEB"), the Group Health Program for Lee County administered by Aetna, the Lee County Sheriff Health Care Plan administered by the Self-Insured Benefit Administrator and the Lee County Tax Collector Health Care Plan administered by the Self-Insured Benefit Administrator.

Pursuant to provisions of Section 112.08, *Florida Statutes*, former employees and eligible dependents who retire from the local government unit may continue to participate in the group or self-insurance plan for comprehensive health and hospitalization at a premium cost not to exceed the premium cost for active employees. Contribution requirements of the County, Sheriff and Tax Collector Office are established and may be amended by the employer.

Group Health Program for Lee County

Plan Description

The Group Health Program for Lee County ("GHPLC") provides medical, dental, vision and life insurance benefits (OPEB) to County retirees and their spouses. All the Constitutional Officers, except the Lee County Sheriff, and the Lee County Tax Collector participate in GHPLC. At October 1, 2025, the date of the latest actuarial valuation, plan participation consisted of 3,953 current active plan members, 976 retirees and 386 eligible dependents receiving postemployment health care benefits. In addition, Medicare eligible retirees and their Medicare eligible dependents may enroll in the Medicare Advantage Plan (MAP), a fully funded insurance plan administered by Aetna.

A publicly available financial report that includes financial statements and required supplementary information is not available for this plan.

Funding Policy

The County subsidizes the premium rates paid by retirees by allowing them to participate at blended premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, retiree claims are expected to result in higher costs to the plan on average than those of active employees. The County discontinued the subsidy program on October 1, 2008, then reinstated on October 1, 2018. Effective July 1, 2025, County employees hired after June 30, 2025 are no longer eligible for any explicit premium subsidy. On January 1, 2020, the Port Authority reinstated the subsidy program that had been discontinued on October 1, 2008. The subsidy program offers retirees with six or more years of consecutive employment prior to retirement a direct subsidy of 60 percent for MAP participants and 50 percent for Aetna participants. A $96 discount is applied for plan members enrolled in Medicare Part B for the self-insurance plan. No discount is offered for MAP. The same subsidy is offered to the Constitutional Officers that participate in the plan with the exception of the Clerk of Circuit Court who requires retirees to have eight or more years of consecutive employment prior to retirement. Effective October 1, 2025, employees and retirees of the Clerk of Circuit Court are no longer eligible for an explicit post-65 premium subsidy. Vision and dental insurance are offered to retirees; however, they are not subsidized by the County. The plan also allows retirees the option to continue to participate in the GHPLC life insurance policy. The life insurance is only available to the retiree, and has a face value of $5,000. The following table summarizes the retirees' monthly contribution rates for 2025. The Plan is funded on a pay-as-you-go basis. No trust fund has been established for the plan.

	General Employee Retirees after subsidy		General Employee Retirees without subsidy	
	Aetna	MAP	Aetna	MAP
Medical/ Prescriptions:				
Retiree Only				
Pre 65 Years Old	$590	N/A	$1,180	N/A
Medicare Eligible	494	148	987	370
Retiree plus Spouse				
Pre 65 Years Old	988	N/A	1,975	N/A
Medicare Eligible	795	296	1,589	741
Retiree Plus dependent				
Pre 65 Years Old	973	N/A	1,945	N/A
Medicare Eligible	780	296	1,559	741
Retiree plus family				
Pre 65 Years Old	995	N/A	1,990	N/A
Medicare Eligible (3) (spouse + one dep)	802	444	1,604	1,111
Life:				
Individual Coverage	13		13	
Spouse	N/A		N/A	

Actuarial Methods and Assumptions

At September 30, 2025, the County's GHPLC total OPEB liability of $284,008,000 was measured as of September 30, 2025, and was determined by an actuarial valuation as of October 1, 2025. The following actuarial assumptions and other inputs were applied to all periods included in the measurement:

Inflation Rate	2.50%
Salary Increases	N/A
Discount Rate	4.90%
Healthcare Cost Trend Rate	8.40% pre 65
	9.50% post 65
	12% MAP
Retirees' share of benefit cost, percent of premium:	
Subsidy Eligible	40% MAP
	50% Aetna

The discount rate was based on the 20 Year Municipal Bond Rate at September 30, 2025, in the Bond Buyer GO 20-Bond Municipal Bond Index. The discount rate changed from 3.81 percent at September 30, 2024.

Mortality rates were based on the PUBG.H-2016 and PUBS.H-2016 Tables for employees and retirees projected generationally with Scale MP-2021 and PUBG.H-2016CS Tables for contingent survivors projected generationally with Scale MP-2021.

Changes in assumptions also included a change in retirement rates based on the 2024 experience study for the FRS plan and health care cost trend rates were updated to reflect recent experience and expectations.

The actuarial assumptions used in the October 1, 2025 valuation were based on the results of an actuarial experience study for the period October 1, 2024 through September 30, 2025.

The rationales for selecting each of the assumptions used in the financial accounting valuation and for the assumption changes summarized above are to best reflect the current market conditions and recent plan experience.

Changes in the Total OPEB Liability

Balance at September 30, 2024	$ 386,774,000
Changes for the year:	
Service Cost	19,672,000
Interest	15,336,000
Changes of Benefit Terms	(15,688,000)
Difference between Expected and Actual Experience	(22,983,000)
Changes in Assumptions	(91,124,000)
Benefit Payments	(7,979,000)
Net Changes	(102,766,000)
Balance at September 30, 2025	$ 284,008,000

The following presents the total OPEB liability of the County as well as what the County's total OPEB liability would be if it were calculated using a discount rate that is 1 percent higher or 1 percent lower than the current discount rate.

Description	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
OPEB Liability	$ 326,194,000	$ 284,008,000	$ 249,485,000

The following presents the total OPEB liability of the County as well as what the County's total OPEB liability would be if it were calculated using Healthcare trend rates that are 1 percent higher or 1 percent lower than the current healthcare cost trend rate.

Description	1% Decrease in Trend Rate	Current Trend Rate	1% Increase in Trend Rate
OPEB Liability	$ 245,246,000	$ 284,008,000	$ 332,707,000

For the year ended September 30, 2025, the County recognized an OPEB benefit of $20,533,000. At September 30, 2025 the County reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 168,000	$ 47,335,000
Changes in Actuarial Assumptions	82,564,000	206,224,000
Total	$ 82,732,000	$ 253,559,000

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

Year Ended September 30:	
2026	$(29,577,000)
2027	(26,058,000)
2028	(32,306,000)
2029	(35,810,000)
2030	(20,527,000)
Total Thereafter	(26,549,000)

Lee County Sheriff Health Care Plan

Plan Description

The Lee County Sheriff's Office ("LCSO") operates a separate heath care plan. Lee County Sheriff Health Care Plan ("LCSHCP") offers health, dental, and vision coverage to eligible LCSO retirees and their spouses. At September 30, 2024, the date of the latest actuarial report, plan participation consisted of 1,692 active members and 610 retirees. The plan allows retirees the option to continue to participate in the LCSHCP life insurance policy. The life insurance is only available to the retiree, and has a face value of $5,000.

A publicly available financial report that includes financial statements and required supplementary information is not available for this plan.

Funding Policy

The current published monthly rates for retiree Health Care coverage are $971 for single and $1,998 for retiree plus spouse. An $80 discount is applied for plan members enrolled in Medicare Part B. The LCSO subsidizes a percentage of the monthly major medical and hospitalization insurance for employees hired prior to October 1, 2010 based on the number of years of service credited to the Florida Retirement System ("FRS") before retirement. Vision, dental and life insurance are offered to retirees; however, they are not subsidized by LCSO. The retiree contribution rate for the life insurance policy is $0.80 per month.

The table below shows the contribution percentages for the corresponding years of service for retirees hired prior to October 1, 2010. The plan is funded on a pay-as-you-go basis. No trust fund has been established for this plan.

Percent of the Total Contribution Rates Paid by Retiree Hired Prior to October 1, 2010

Eligible Service Credit at Retirement or Termination	Retiree	Dependent
More than 6 years but less than 15 years	100%	100%
15 years	25%	100%
16 years	20%	100%
17 years	15%	100%
18 years	10%	100%
19 years	5%	100%
20 years or more	0%	50%

Actuarial Methods and Assumptions

At September 30, 2025, the Sheriff's LCSHCP total OPEB liability of $282,282,000 was measured as of September 30, 2024, and was determined by an actuarial valuation as of September 30, 2024. The following actuarial assumptions and other inputs were applied to all periods included in the measurement:

Inflation	2.50%
Discount Rate	3.81%
Salary Increases	FRS rates used in July 2023 actuarial valuation 3.4% - 8.2% including inflation
Healthcare Cost Trend Rate	Based on Getzen Model, starting at 6.50% for 2025 (5.00% for premiums) followed by 6.25% for 2026 and gradually decreasing to an ultimate trend rate of 4.00%
Retirees' share of benefit cost	Variable: See Percent of the Total Contribution Rates Paid by Retiree table

The discount rate was based on the Bond Buyer 20-Bond GO Index as of September 26, 2024. The 20-Bond GO Index is based on 20 general obligation municipal bonds maturing in 20 years with mixed qualities and average credit quality roughly equivalent to Moody's Investor's Service's Aa2 rating and Standard & Poor's Corp.'s AA. The discount rate changed from 4.63 percent at September 30, 2023.

Mortality rates are the same as used in the July 2023 actuarial valuation of the Florida Retirement System. The rates were taken from adjusted Pub-2010 mortality tables published by the Society of Actuaries with generational mortality improvements using Scale MP-2018. Adjustments to referenced tables are based on the results of statewide experience study covering the period of 2013 through 2018.

The actuarial assumptions used in the September 30, 2024 valuation were based on a statewide experience study conducted by FRS covering the period October 1, 2013 through September 30, 2018.

Changes in the Total OPEB Liability

Balance at September 30, 2024	$ 213,719,000
Changes for the year:	
Service Cost	3,816,000
Interest	9,906,000
Difference Between Expected and Actual Experience	9,005,000
Changes in Assumptions	52,999,000
Benefit Payments	(7,163,000)
Net Changes	68,563,000
Balance at September 30, 2025	$ 282,282,000

The following presents the total OPEB liability of the Sheriff as well as what the Sheriff's total OPEB liability would be if it were calculated using a discount rate that is 1 percent higher or 1 percent lower than the current discount rate.

Description	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
OPEB Liability	$ 326,578,000	$ 282,282,000	$ 245,810,000

The following presents the total OPEB liability of the Sheriff as well as what the Sheriff's total OPEB liability would be if it were calculated using Healthcare trend rates that are 1 percent higher or 1 percent lower than the current healthcare cost trend rate.

Description	1% Decrease in Trend Rate	Current Trend Rate	1% Increase in Trend Rate
OPEB Liability	$ 237,641,000	$ 282,282,000	$ 339,270,000

For the year ended September 30, 2025, the County recognized OPEB expense of $8,212,000 related to the Sheriff. At September 30, 2025 the County reported deferred outflows of resources and deferred inflows of resources related to the Sheriff's OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions Subsequent to Measurement Date	$ 8,703,000	$ -
Difference Between Expected and Actual Experience	30,433,000	-
Changes in Actuarial Assumptions	81,931,000	133,878,000
Total	$ 121,067,000	$ 133,878,000

Deferred outflows of resources included $8,703,000 resulting from contributions subsequent to the measurement date. This amount will be recognized as a reduction of the OPEB liability in the year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended September 30:	
2025	$ (5,510,000)
2026	(6,718,000)
2027	(7,619,000)
2028	(5,336,000)
2029	(2,263,000)
Total Thereafter	5,932,000

Lee County Tax Collector Health Care Plan

Plan Description

The Lee County Tax Collector's Office ("LCTC") operates a separate health care plan effective January 1, 2024. Lee County Tax Collector Health Care Plan ("LCTCHCP") offers medical, dental, vision and life insurance benefits (OPEB) to eligible LCTC retirees and their spouses. At September 30, 2025, the date of the latest actuarial valuation, plan participation consisted of 224 current active plan members and 70 retirees receiving postemployment health care benefits.

A publicly available financial report that includes financial statements and required supplementary information is not available for this plan.

Funding Policy

Medical benefits are provided through comprehensive plans and are made available to employees upon actual retirement. To qualify for retiree medical benefits, retirees must be eligible to retire under the provisions of the Florida Retirement System. Employees with six years of service with the LCTC are eligible for these subsidized benefits. Employees hired on or after January 1, 2008 and on or before September 30, 2018 and who retire between January 1, 2018 and September 30, 2018 are not eligible for the subsidy. The subsidy program offers retirees a direct subsidy of 60 percent for MAP participants and 50 percent for active medical plan participants. Vision, dental and life insurance are offered to retirees; however, they are not subsidized by LCTC. The Plan is funded on a pay-as-you-go basis. No trust fund has been established for the plan.

The current monthly rates for retiree Health Care coverage are as follows:

Retiree Only	$ 1,296
Retiree plus spouse	2,169
Retiree plus children	2,136
Retiree plus family	2,186
Medicare	230

Actuarial Methods and Assumptions

At September 30, 2025, the Tax Collector's LCTCHCP total OPEB liability of $15,284,000 was measured as of September 30, 2025, and was determined by an actuarial valuation as of that date. The following actuarial assumptions and other inputs were applied to all periods included in the measurement:

Inflation	2.50%
Salary Increases	3.25%
Discount Rate	4.90%
Healthcare cost trend rates	Based on Getzen Model with an initial trend of 6.00%

The discount rate was based on the Bond Buyers' 20 Year General Obligation municipal bond index as of September 30, 2025, the end of the applicable measurement period.

The actuarial assumptions used in the September 30, 2025 valuation were based on the results of ongoing evaluations of the assumptions from October 1, 2009 to September 30, 2024.

Changes in the Total OPEB Liability

Balance at September 30, 2024	$ 16,392,000
Changes for the year:	
Service Cost	1,193,000
Interest	656,000
Changes in Assumptions	(2,232,000)
Benefit Payments	(725,000)
Net Changes	(1,108,000)
Balance at September 30, 2025	$ 15,284,000

The following presents the total OPEB liability of the Tax Collector as well as what the Tax Collector's total OPEB liability would be if it were calculated using a discount rate that is 1 percent higher or 1 percent lower than the current discount rate.

Description	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
OPEB Liability	$ 17,312,000	$ 15,284,000	$ 13,615,000

The following presents the total OPEB liability of the Tax Collector as well as what the Tax Collector's total OPEB liability would be if it were calculated using Healthcare trend rates that are 1 percent higher or 1 percent lower than the current healthcare cost trend rate.

Description	1% Decrease in Trend Rate	Current Trend Rate	1% Increase in Trend Rate
OPEB Liability	$ 13,196,000	$ 15,284,000	$ 17,887,000

For the year ended September 30, 2025, the Tax Collector recognized OPEB expense of $1,272,000. At September 30, 2025, the Tax Collector reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Actuarial Assumptions	-	2,732,000
Total	$ -	$ 2,732,000

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

Year Ended September 30:	
2026	$ (577,000)
2027	(577,000)
2028	(577,000)
2029	(577,000)
2030	(424,000)

Summary

The aggregate amount of total OPEB liability, related deferred outflows of resources, deferred inflows of resources, and OPEB expenses for the County's postemployment benefits plans are summarized below. These liabilities are typically liquidated by the individual fund to which the liability is directly associated.

Description	GHPLC	LCSHCP	LCTCHCP	Total
Total OPEB liability	$ 284,008,000	$ 282,282,000	$ 15,284,000	$ 581,574,000
Deferred outflows of resources related to OPEB	82,732,000	121,067,000	-	203,799,000
Deferred inflows of resources related to OPEB	253,559,000	133,878,000	2,732,000	390,169,000
OPEB expense (benefit)	(20,533,000)	8,212,000	1,272,000	(11,049,000)

NOTE VIII. RETIREMENT PLANS

Defined Benefit Pension Plans

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

All regular County employees are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Web site (www.dms.myflorida.com).

The County's pension expenses for both the FRS Pension Plan and HIS Plan for the year ended September 30, 2025 totaled $51,722,000.

Florida Retirement System Pension Plan (FRS Plan)

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected County Officers Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class (SMSC)* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at 6 years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at 8 years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to 4 years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 96 months after electing to participate, except that certain instructional personnel may participate for up to 120 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the 5 highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the 8 highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits. The following chart shows the percentage value for each year of service credit earned:

Class, Initial Enrollment, and Retirement Age / Years of Service	% Value
Regular Class members initially enrolled before July 1, 2011	
Retirement up to age 62 or up to 30 years of service	1.60
Retirement up to age 63 or up to 31 years of service	1.63
Retirement up to age 64 or up to 32 years of service	1.65
Retirement up to age 65 or up to 33 years of service	1.68
Regular Class members initially enrolled on or after July 1, 2011	
Retirement up to age 65 or up to 33 years of service	1.60
Retirement up to age 66 or up to 34 years of service	1.63
Retirement up to age 67 or up to 35 years of service	1.65
Retirement up to age 68 or up to 36 years of service	1.68
Elected County Officers	3.00
Senior Management Service Class	2.00
Special Risk Regular	
Service from December 1, 1970, through September 30, 1974	2.00
Service on and after October 1, 1974	3.00

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3 percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3 percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3 percent. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement. In 2017, Senate Bill 7022 made several changes to FRS. The bill provides for renewed membership in the investment plan to reemployed defined contribution plan retirees, as well as, In-Line-of Duty Death Benefits.

Contributions

The Florida Legislature establishes contribution rates for participating employers and employees. Effective July 1, 2011, all FRS Plan members (except those in DROP) are required to make 3 percent employee contributions on a pretax basis. The contribution rates attributable to the County, effective July 1, 2024, were applied to employee salaries as follows: regular employees 11.57 percent, county elected officials 56.62 percent, senior management 32.46 percent, special risk 30.73 percent and DROP participants 19.13 percent. The County's contributions to the FRS Plan were $75,602,000 for the year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2025, the County reported a liability of $381,880,000 for its proportionate share of the FRS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The County's proportion of the net pension liability was based on the County's contributions received by FRS during the measurement period for employer payroll paid dates from July 1, 2024, through June 30, 2025, relative to the total employer contributions received from all of FRS's participating employers. At June 30, 2025, the County's proportion was 1.2305 percent, which was a decrease of 0.0229 percent from its proportion measured as of June 30, 2024.

For the year ended September 30, 2025, the County recognized a pension expense of $46,713,000 for its proportionate share of FRS's pension expense.

In addition, the County reported its proportionate share of FRS's deferred outflows of resources and deferred inflows of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	$ 40,789,000	$ -
Changes in Actuarial Assumptions	44,346,000	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	63,759,000
Changes in Proportion and Differences Between County Contributions and Proportionate Share of Contributions	32,665,000	9,494,000
County Contributions Subsequent to the Measurement Date	19,181,000	-
Total	$ 136,981,000	$ 73,253,000

Deferred outflows of resources related to pensions included $19,181,000 resulting from contributions subsequent to the measurement date. This amount will be recognized as a reduction of the net pension liability in the year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30:	
2026	$ 70,077,000
2027	(961,000)
2028	(12,594,000)
2029	(11,975,000)

Actuarial Assumptions

The total pension liability in the July 1, 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 %, per year
Salary increases	3.50 %, average
Investment rate of return	6.70 %

Mortality rates were based on the PUB2010 base table which vary by member category and sex, projected generationally with Scale MP-2021. The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

The long-term expected rate of return on pension plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. The target allocation, as outlined in the FRS Plan's investment policy, and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Annual Arithmetic Return	Compound Annual Geometric Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed Income	29.0%	5.5%	5.4%	4.0%
Global Equity	45.0%	8.5%	6.9%	18.3%
Real Estate	12.0%	8.4%	7.1%	16.8%
Private Equity	11.0%	12.4%	8.8%	28.4%
Strategic Investments	2.0%	6.5%	6.1%	8.7%
Totals	100.0%			
Assumed Inflation - Mean			2.4%	1.5%

Discount Rate

The discount rate used to measure the total pension liability remained at 6.70 percent for the FRS Plan. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Pension Liability Sensitivity

The following presents the County's proportionate share of the net pension liability for the FRS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the County's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

Description	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
FRS Plan Discount Rate	5.70%	6.70%	7.70%
County's Proportionate Share of the FRS Plan Net Pension Liability	$ 749,433,000	$ 381,880,000	$ 73,728,000

Pension Plan Fiduciary Net Position

Detailed information about the FRS Plan's fiduciary's net position is available in a separately-issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. The report may be obtained through the Florida Department of Management Services website: http://www.dms.myflorida.com.

Retiree Health Insurance Subsidy Program (HIS Plan)

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying

their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2025, the contribution rate was 2 percent of payroll pursuant to section 112.363, Florida Statues. The County contributed 100 percent of its statutorily required contributions for the current and preceding 3 years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled. The County's contributions to the HIS Plan were $9,183,000 for the year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2025, the County reported a liability of $129,434,000 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The County's proportion of the net pension liability was based on the County's contributions received during the measurement period for employer payroll paid dates from July 1, 2024, through June 30, 2025, relative to the total employer contributions received from all participating employers. At June 30, 2025, the County's proportion was 1.0098 percent, which was an increase of 0.0267 percent from its proportion measured as of June 30, 2024.

For the year ended September 30, 2025, the County recognized pension expense of $5,009,000 for its proportionate share of HIS's pension expense. In addition, the County reported its proportionate share of HIS's deferred outflows of resources and deferred inflows of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	$ 773,000	$ 205,000
Changes in Actuarial Assumptions	1,146,000	31,307,000
Net Difference Between Projected and Actual Earnings on HIS Program Investments	-	108,000
Changes in Proportion and Differences Between County Contributions and Proportionate Share of Contributions	11,626,000	3,963,000
County Contributions Subsequent to the Measurement Date	2,264,000	-
Total	$ 15,809,000	$ 35,583,000

Deferred outflows of resources related to pensions included $2,264,000 resulting from contributions subsequent to the measurement date. This amount will be recognized as a reduction of the net pension liability in the year ended September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30:		
2026	$	(4,345,000)
2027		(5,518,000)
2028		(4,471,000)
2029		(4,683,000)
2030		(3,021,000)

Actuarial Assumptions

The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40 %, per year
Salary increases	3.50 %, avg with inflation
Investment rate of return	5.20 %

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2021. The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

Discount Rate

The discount rate used to measure the total pension liability changed from 3.93 to 5.20 percent for the HIS Plan. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Pension Liability Sensitivity

The following presents the County's proportionate share of the net pension liability for the HIS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the County's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

Description	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
HIS Plan Discount Rate	4.20%	5.20%	6.20%
County's Proportionate Share of the HIS Plan Net Pension Liability	$ 145,958,000	$ 129,434,000	$ 115,576,000

Pension Plan Fiduciary Net Position

Detailed information about the HIS Plan's fiduciary's net position is available in a separately-issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. That report may be obtained through the Florida Department of Management Services website: http://www.dms.myflorida.com.

Summary

The aggregate amount of net pension liability, related deferred outflows of resources and deferred inflows of resources and pension expense for the County's defined benefit pension plans are summarized below. These liabilities are typically liquidated by the individual funds in which the employee's costs are associated.

Description	FRS Plan	HIS Plan	Total
Net pension liability	$ 381,880,000	$ 129,434,000	$ 511,314,000
Deferred outflows of resources related to pensions	136,981,000	15,809,000	152,790,000
Deferred inflows of resources related to pensions	73,253,000	35,583,000	108,836,000
Pension expense	46,713,000	5,009,000	51,722,000

Defined Contribution Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. County employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after 1 year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to 5 years. If the employee returns to FRS-covered employment within the 5-year period, the employee will regain control over their account. If the employee does not return within the 5-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the County.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The County's Investment Plan pension expense totaled $12,662,000 for the year ended September 30, 2025.

NOTE IX. OTHER INFORMATION

Risk Management

The County is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. After September 30, 1989, and prior to October 1, 1987, the Board established a Self-Insured Retention (SIR) program (an internal service fund) to account for and finance its uninsured risks of loss. Under this program, the SIR provides coverage in the areas mentioned below. The County purchases commercial insurance for claims in excess of coverage provided by the fund and for all other risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years. As a result, there was no reduction in insurance coverage.

The County remains liable for open claims asserted prior to October 1, 1987, and after September 30, 1989, covered under the existing self-insurance program, limited to the established annual loss fund limits for unasserted claims for a period, generally four years after date of occurrence. Claims that are filed or settled after the end of the fiscal year of occurrence are charged to, and accumulated within, the year of occurrence. Consequently, the County's total liability within any one year is limited to the annual loss fund limits.

From October 1, 1987, to September 30, 1989, the County was a member of the Southwest Florida Intergovernmental Risk Management Association (SFIRMA), a local government liability risk pool. SFIRMA administered insurance activities similar to those provided by the Board's SIR program. SFIRMA absorbed losses up to a specific amount annually and purchased excess and other specific coverages from third-party carriers.

Additionally, the Board, Sheriff, and Tax Collector maintain self-insurance internal service funds to administer insurance activities relating to countywide employee group health and dental programs. The County absorbs losses related to these programs up to aggregate annual loss fund limits. Excess and other specific coverages are purchased from third-party carriers. Funding for these programs is generated by charges to the operating departments based on management's annual estimates of claim loss funding and administration/operating costs.

At September 30, 2025, the County had recorded liabilities equal to the amounts reflected as reserved and unasserted claims. These amounts were calculated by the third-party self-insurance program's underwriters and actuaries, based on industry standards. These liabilities are subject to adjustments in future years, which would be recorded as claim expenses when they are estimated.

The County's, Sheriff's and Tax Collector's SIR programs and excess insurance provides coverage for all the County and Sheriff departments' exposure. Funding for the SIR is generated by charges to the operating departments based on management's annual estimates of claim loss funding and administration/operating costs. The Tax Collector has established a self-funded employee health plan (the Plan) for active employees and retirees. Changes in the

County, Sheriff and Tax Collector funds' claims liability for the years ended September 30, 2025 and 2024, were as follows (dollars in thousands):

	Beginning Liability	Claims and Changes in Estimates	Claim Payments	Ending Liability
Self-Insurance Group Health and Dental:				
2025	$13,334	$150,111	($148,342)	$15,103
2024	11,197	139,049	(136,912)	13,334
Self-Insurance General Liability:				
2025	$11,306	5,027	(4,401)	11,932
2024	11,638	3,986	(4,318)	11,306

Landfill Closure and Postclosure Liability

The Florida Department of Environmental Protection (FDEP) requires the County to place a final cover on its landfill cells when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Although most closure and post-closure care costs will be paid only near or after the date that the landfill stops accepting waste, the County reports a small portion of these closure and postclosure care costs as an operating expense based on certain minor closure activities that have occurred as of the balance sheet date. The amount reported as landfill closure, postclosure care liability in the fund statements, $39,688,000, represents the cumulative portion of total estimated closure, and postclosure care as of September 30, 2025, based on the use of 34 percent of the capacity of the 152 acre active disposal areas at the landfill. The total estimated cost for closure and postclosure care for the landfill at September 30, 2025, was $111,725,000. The County will recognize the remaining estimated cost of closure and post closure care of $72,037,000 as the remaining estimated capacity is filled. The County will recalculate its liability annually; the liability amount is based on what it presently would cost to perform all closure and postclosure care at September 30, 2025. The Class I - MSW landfill facility configuration, as currently planned, is expected to provide approximately 20 more years of disposal capacity for Lee and Hendry Counties. Actual costs may be higher due to inflation, or changes in regulations. The County is required by FDEP to annually calculate closure and postclosure costs, and to provide proof of its capacity to fund closure costs. The County is in compliance with these requirements, and at September 30, 2025, cash and investments of $13,578,000 are held for these purposes. These are reported as restricted assets on the balance sheet.

Commitments and Contingencies

The County is currently receiving, and has received in the past, grants that are subject to special compliance audits by the grantor agency that may result in disallowed expense amounts. These amounts constitute a contingent liability of the County. The County does not believe any contingent liabilities to be material.

Hurricane Ian, a strong Category 4 hurricane made landfall in Lee County on September 28, 2022. The Governor and the President of the United States declared Hurricane Ian a Federal disaster. The devastation to the County from this storm has been extensive, especially on the islands and along the coastline, affecting the citizens, economy, assets and tourism industry. The County expects significant expenses to be incurred over the next few years for repair and recovery with expected substantial reimbursement from federal and state agencies.

The County currently prepares rebate calculations on all debt subject to arbitrage per the United States department of the Treasury Regulations, Section 1.148, and the Internal Revenue Service Code of 1986. Rebates, if any, are paid to the Internal Revenue Service every fifth year after the year of issuance and a final computation is completed

when paid in full. Within the five-year period, any positive arbitrage (liability) can be offset by any negative arbitrage (non-liability). These rebates constitute a contingent liability of the County. The County does not believe any contingent liabilities to be material.

The Sheriff has agreements with a corporation for the provision of inmate medical services and food services at its corrections and detention facilities. The contracts are paid 100 percent by the Sheriff through its annual budget. The annual service payment for inmate medical services is approximately $1,197,000. The food services are based on a cost per meal per inmate basis, and the future contract commitment is estimated at approximately $3,800,000 per year based on the results of the current year. No liability is recorded in the fund statements, as any future commitment will be budgeted and paid from the subsequent year's budget.

For the year ended September 30, 2025, the Sheriff paid $22,641,000 for inmate medical services and $4,050,000 for food services at its corrections and detention facilities.

The Sheriff also has an agreement with a corporation to arrange for medical staff, including doctors, to be located at a site (clinic) designated by the Sheriff to provide medical services to the employees, dependents and retirees of the Sheriff. The agreement was renewed effective in July 1, 2016 for three (3) terms that automatically renew but is cancellable with one hundred twenty (120) day written notice. The agreement automatically renews unless cancelled in writing. No liability is recorded in the fund statements, as any future commitment will be budgeted and paid from the subsequent year's budget.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded as reservations of budget, is employed as an extension of the statutory required budgetary process. Although encumbrances lapse at fiscal year-end it is the County's intention to substantially honor these encumbrances under authority provided in the subsequent year's budget. Encumbrances outstanding at September 30, 2025, are as follows:

	Amount
General Fund	$ 61,348,000
Other Governmental Funds	845,442,000

Litigation

The County is a defendant in various civil lawsuits in both state and federal courts on a variety of issues. To the extent the outcome of such litigation has been determined to result in probable loss to the county, the loss has been recorded in the accompanying financial statements. Litigation where the County is not in a position at this time to predict the outcome of the lawsuits or the exact amount of costs and/or potential recovery is not recorded. The County plans to contest these matters unless settled. The County believes the outcome of these lawsuits will not have a material effect on the financial statements.

Eden Oak I, LLC and Eden Oak Shell Point, LLC served a notice of claim under the Bert Harris Act to Lee County. The claim in the amount of $28,595,000 is in connection with Lee County's denial to approve the owner's application to rezone the property from agricultural to residential planned development. Lee County filed a Motion for Summary Judgement in October 2025, which is set for hearing in January 2026. The parties impassed at mediation on December 11, 2025. Lee County intends to vigorously defend the claim.

Subsequent Events

On March 12, 2026, the Lee County Port Authority closed on the Lee County Port Authority Airport Revenue Bonds, Series 2026A-1 (AMT) in the amount of $464,145,000, and Lee County Port Authority Airport Revenue Bonds Series 2026A-2 (Put Bonds) (AMT) in the amount of $169,850,000. Proceeds will be used for the completion of the Airport System's Terminal Expansion Project.

On March 12, 2026, the Lee County Port Authority closed on the Lee County Port Authority Refunding Revenue Bonds, Series 2026B (Non-AMT) in the amount of $47,320,000. The proceeds will be used to refund all or a portion of the Lee County Port Authority Refunding Revenue Bonds, Series 2015 (Non-AMT) and to fund all or a portion of various capital improvements to the Airport System.

On December 19, 2025, the Lee County Water and Wastewater System signed the second amendment of the Clean Water State Revolving Fund Design and Construction Loan Agreement WW3602BO which increases the amount available for the County to finance by $20,000,000. Funds will be used for the Fort Myers Beach Water Reclamation Facilities Improvements

Special Item – Loss on Discontinued Project

On December 28, 2014, the Board of Port Commissioners approved an agreement with the Department of Transportation Federal Aviation Administration (FAA) to replace and relocate the air traffic control tower at Southwest Florida International Airport. The County paid for the design and construction of the new air traffic control tower. On November 3, 2022, this agreement was amended to change the ownership of the air traffic control tower to the FAA upon commissioning. On September 29, 2023, the transfer of ownership took place. Additional assets related to the project were transferred to the FAA during 2024 and 2025 resulting in a loss on discontinued project in the amount of $3,044,000 and $711,000 respectively.

Change in Accounting Estimate

During the year ended September 30, 2025, the County revised its estimate of the allowance for doubtful accounts for the Transportation Facility fund. The revision was based on updated collection trends and improved information about customer payment behavior as result of the County implementing registration holds for failure to pay toll fees. This change significantly improved the collection rate for outstanding tolls. As a result of the change in estimate, bad debt expense for the fiscal year reported reflects a negative amount of $5,405,000, representing a reduction in allowance. The impact of this change increased current year operating income. Under GASB Statement No. 100, "Accounting Changes and Error Corrections", changes in accounting estimates arise for changes in inputs, circumstances, or experience, and is recognized prospectively in the period of change. The change in estimate does not represent a correction of error, as there were no previously available facts that management should have known at the time the prior estimate was established.

Change in Accounting Principle

During the year ended September 30, 2025, the County implemented GASB Statement No. 101, "Compensated Absences", which provided updated guidance on the recognition and measurement of liabilities for compensated absences. Under GASB No. 101, a liability is recognized for unused leave that is attributable to services already rendered, accumulates, and is more likely than not to be used or otherwise paid/settled. At

implementation on October 1, 2024, the beginning balance of the compensated absences liability was increased by $8,404,000 which resulted in a decrease to the beginning net position of the same amount.

The following table summarizes the effect of the restatement on beginning net position as previously reported:

(dollars in thousands)

	Governmental Activities	Business-Type Activities
Beginning net position, as previously reported	$ 1,754,374	$ 1,928,853
Change in accounting principle (GASB No. 101)	(7,478)	(926)
Beginning net position, as Restated	$ 1,746,896	$ 1,927,927

(dollars in thousands)

	Port Authority	Water and Wastewater	Transportation Facilities	Solid Waste	Other Non-Major Transit	Governemntal Activities - Internal Service Funds
Beginning net position, as previously reported	$ 835,235	$ 684,262	$ 149,131	$ 250,378	$ 27,951	$ 55,138
Change in accounting principle (GASB No. 101)	84	(442)	(41)	(274)	(253)	(55)
Beginning net position, as Restated	$ 835,319	$ 683,820	$ 149,090	$ 250,104	$ 27,698	$ 55,083

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REQUIRED SUPPLEMENTARY INFORMATION







Lee County, Florida
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025

Other Postemployment Benefits Plans
(unaudited)

Group Health Program for Lee County Plan
(dollars in thousands)

	Measurement Date								
Total OPEB liability	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Service cost	$ 15,683	$ 8,720	$ 16,652	$ 23,654	$ 27,176	$ 22,741	$ 15,225	$ 14,062	$ 19,672
Interest	12,235	11,148	15,207	13,270	11,676	9,498	13,367	12,646	15,336
Difference between expected and actual experience	1,259	1,204	(824)	(3,683)	(25,281)	(4,587)	(13,404)	(3,174)	(22,983)
Changes in benefit terms	-	62,735	-	7,253	-	-	(14,389)	-	(15,688)
Changes of assumptions	(106,418)	(25,726)	103,593	(8,082)	(110,888)	(102,227)	(16,695)	71,142	(91,124)
Benefit payments	(9,678)	(9,067)	(7,883)	(5,200)	(7,736)	(4,884)	(6,499)	(6,008)	(7,979)
Net change in total OPEB liability	(86,919)	49,014	126,745	27,212	(105,053)	(79,459)	(22,395)	88,668	(102,766)
Total OPEB liability beginning	388,961	302,042	351,056	477,801	505,013	399,960	320,501	298,106	386,774
Total OPEB liability ending	$ 302,042	$ 351,056	$ 477,801	$ 505,013	$ 399,960	$ 320,501	$ 298,106	$ 386,774	$ 284,008
Covered-employee payroll	$ 173,439	$ 198,692	$ 224,028	$ 227,739	$ 236,913	$ 222,645	$ 294,638	$ 292,983	$ 318,422
OPEB liability as a percentage of covered-employee payroll	174.15%	176.68%	213.28%	221.75%	168.82%	143.95%	101.18%	132.01%	89.19%

No assets have been accumulated in a trust fund for the plan.

Notes to Schedule

For the measurement date September 30, 2025, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 3.81% at September 30, 2024 to 4.90% at September 30, 2025.
- Medical claims and retiree premiums were updated to reflect actual 2026 premiums, recent claims experience and current expectations.
- The health care cost trend rates updated to reflect recent experience and expectations.
- The participation rates changed for pre-65 and post-65 subsidy eligible employees.
- The rates for retirement, termination and disability changed based on the 2024 experience study for the FRS plan.
- Change in base mortality rates from Pub GH-2010 mortality table to PubG.H-2016 mortality table.

For the measurement date September 30, 2024, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 4.09% at September 30, 2023 to 3.81% at September 30, 2024.
- The health care cost trend rates updated to reflect recent experience and expectations.
- The retirement rates changed based on the 2023 experience study for the FRS plan.
- Effective January 1, 2024, the Lee County Tax Collector terminated their participation in the plan.

For the measurement date September 30, 2023, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 4.02% at September 30, 2022 to 4.09% at September 30, 2023.
- Expected medical claims costs and premiums updated to reflect actual claims experience and known premiums.
- Expected life insurance premiums were updated since the last valuation to reflect the updated retiree charge.
- The health care cost trend rates updated to reflect recent experience and expectations.
- Change in the percentage of subsidy eligible retirees assumed to enroll in pre-65 medical coverage from 55% to 40%, and a change for post-65 medical coverage from 44% to 55%.
- A change in future medical plan election for new Medicare eligible retirees from 50% Aetna Select or POS2, 50% Medicare Advantage to 30% Aetna Select or POS2, 70% Medicare Advantage.
- Change in the future retiree life insurance participation rate from 20% to 17.5% for pre-65 retirees.
- Effective January 1, 2024, the Lee County Tax Collector terminated their participation in the plan.

For the measurement date September 30, 2022, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 2.26% at September 30, 2021 to 4.02% at September 30, 2022.

For the measurement date September 30, 2021, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 2.21% at September 30, 2020 to 2.26% at September 30, 2021.
- Change in the mortality improvement scale from Scale MP-2020 to Scale MP-2021.
- A change in future medical plan election for new Medicare eligible retirees from 60% Aetna Select or POS2, 40% Medicare Advantage to 50% Aetna Select or POS2, 50% Medicare Advantage.
- Expected claims costs and premiums updated to reflect actual claims experience and known premiums.
- The health care cost trend rates updated to reflect recent experience and expectations.

For the measurement date September 30, 2020, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 2.66% at September 30, 2019 to 2.21% at September 30, 2020.
- Change in the mortality assumption from the PUBG.H-2010 Tables and PUBS.H-2010 Tables for employees and retirees, both projected generationally with Scale MP-2018 to the PUBG.H-2010 Tables and PUBS. H-2010 Tables for employees and retirees, both projected generationally with Scale MP-2020.
- The removal of the excise tax trend adjustment.
- Change in retirement rates, termination rates and disability rates to reflect the 2019 FRS experience study.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is completed, the County will present information for only those years for which information is available.

For the measurement date September 30, 2019, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 4.18% at September 30, 2018 to 2.66% at September 30, 2019.
- Change in the mortality assumption from the PUBG.H-2010 Tables and PUBS.H-2010 Tables for employees and retirees, both projected generationally with Scale MP-2017 to the PUBG.H-2010 Tables and PUBS. H-2010 Tables for employees and retirees, both projected generationally with Scale MP-2018.
- Change in the percentage of subsidy eligible retirees assumed to enroll in pre-65 medical coverage from 65% to 55%, to enroll initially in post-65 coverage from 49% to 44%, and to continue retiree medical coverage upon attaining Medicare eligibility from 75% to 80%. A change in the percentage of non-subsidy eligible retirees assumed to enroll in pre-65 medical coverage from 25% to 20%, and to enroll initially in post-65 coverage from 18% to 14%.
- Change in the future retiree spouse coverage election rate from 48% to 52% for males and from 42% to 35% for females.
- Change in the future retiree life insurance participation rate from 100% to 20% for pre-65 retirees and 30% for post-65 retirees.

For the measurement date September 30, 2018, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 3.64% at September 30, 2017 to 4.18% at September 30, 2018.
- Change in the mortality assumption from the aggregate 2006 base rates from the RP-2014 mortality study projected generationally from 2006 using Scale MP-2017 to the PUBG.H-2010 Tables and PUBS.H-2010 Tables for employees and retirees, both projected generationally with Scale MP-2017.

For the measurement date September 30, 2017, the amount reported as changes in assumptions resulted from the following:

- The discount rate changed from 4.00% at September 30, 2016 under GASB 45 to 3.06% at September 30, 2016 under GASB 75 and to 3.64% at September 30, 2017.
- Change in the mortality assumption from the aggregate 2006 base rates from the RP-2014 mortality study projected generationally from 2006 using Scale MP-2016 to the aggregate 2006 base rates from the RP-2014 mortality study projected generationally from 2006 using Scale MP-2017.
- Change in the percentage of future Medicare eligible retirees assumed to enroll in the Aetna plan from 50% to 60%, and a change in the percentage assumed to enroll in the Medicare Advantage plan from 50% to 40%.
- Change in the percentage of subsidy eligible retirees assumed to enroll in pre-65 medical coverage from 70% to 65%, to enroll initially in post-65 coverage from 56% to 49%, and to continue coverage upon attaining Medicare eligibility from 80% to 75%.
- Change in the percentage of non-subsidy eligible retirees assumed to enroll in pre-65 medical coverage from 40% to 25%, to enroll initially in post-65 coverage from 30%to 18%, and to continue coverage upon attaining Medicare eligibility from 75% to 70%.
- Health care claims rates and trend rates were updated to reflect the latest available information.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is completed, the County will present information for only those years for which information is available.

Lee County, Florida
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025

Other Postemployment Benefits Plans
(unaudited)

Lee County Sheriff Health Care Plan
(dollars in thousands)

	Measurement Date								
Total OPEB liability	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
Service cost	$ 8,466	$ 10,834	$ 9,900	$ 7,313	$ 9,816	$ 7,477	$ 8,304	$ 3,897	$ 3,816
Interest	9,205	9,024	10,023	9,373	8,527	6,207	6,032	9,431	9,906
Difference between expected and actual experience	-	-	4,211	-	9,583	-	21,117	157	9,005
Changes of assumptions	31,576	(22,771)	(58,471)	51,094	(72,808)	9,059	(85,907)	(6,888)	52,999
Benefit payments	(5,099)	(4,607)	(4,738)	(4,703)	(5,148)	(5,496)	(5,839)	(6,641)	(7,163)
Net change in total OPEB liability	44,148	(7,520)	(39,075)	63,077	(50,030)	17,247	(56,293)	(44)	68,563
Total OPEB liability beginning	242,209	286,357	278,837	239,762	302,839	252,809	270,056	213,763	213,719
Total OPEB liability ending	$ 286,357	$ 278,837	$ 239,762	$ 302,839	$ 252,809	$ 270,056	$ 213,763	$ 213,719	$ 282,282
Covered-employee payroll	$ 66,951	$ 68,226	$ 65,943	$ 60,396	$ 89,930	$ 102,360	$ 106,362	$ 134,503	$ 138,360
OPEB liability as a percentage of covered-employee payroll	427.71%	408.70%	363.59%	501.42%	281.12%	263.83%	200.98%	158.90%	204.02%

No assets have been accumulated in a trust fund for the plan

Notes to Schedule

For the measurement date September 30, 2024, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 4.63% as of the beginning of the measurement period to 3.81% as of September 30, 2024.
- Per capita costs and premiums were updated based on information provided for valuation.
- The health care cost trend assumptions updated to reflect recent experience and expectations.

For the measurement date September 30, 2023, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 4.40% as of the beginning of the measurement period to 4.63% as of September 30, 2023.

For the measurement date September 30, 2022, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 2.19% as of the beginning of the measurement period to 4.40% as of September 30, 2022.
- The health care cost trend rates updated to reflect recent experience and expectations.

For the measurement date September 30, 2021, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 2.41% as of the beginning of the measurement period to 2.19% as of September 30, 2021.

For the measurement date September 30, 2020, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 2.75% as of the beginning of the measurement period to 2.41% as of September 30, 2020.
- The rate of inflation was revised from 2.5% to 2.25%.

For the measurement date September 30, 2019, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 3.83% as of the beginning of the measurement period to 2.75% as of September 30, 2019.

For the measurement date September 30, 2018, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 3.50% as of the beginning of the measurement period to 3.83% as of September 30, 2018.

For the measurement date September 30, 2017, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 3.06% as of the beginning of the measurement period to 3.50% as of September 30, 2017.

For the measurement date September 30, 2016, the amount reported as changes in assumptions resulted from the following:
- Change in the discount rate from 3.71% as of the beginning of the measurement period to 3.06% as of September 30, 2016.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is completed, the County will present information for only those years for which information is available.

Lee County, Florida
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025

Other Postemployment Benefits Plans
(unaudited)

Lee County Tax Collector Health Care Plan
(dollars in thousands)

	Measurement Date	
Total OPEB liability	**2024***	**2025**
Service cost	$ 17,750	$ 1,193
Interest	567	656
Changes of assumptions	(1,231)	(2,232)
Benefit payments	(694)	(725)
Net change in total OPEB liability	16,392	(1,108)
Total OPEB liability beginning	-	16,392
Total OPEB liability ending	$ 16,392	$ 15,284
Covered-employee payroll	$ 13,097	$ 13,523
OPEB liability as a percentage of covered-employee payroll	125.16%	113.02%

*Service cost for fiscal year 2024 includes $16.7M beginning balance for the Tax Collector's new OPEB plan.

No assets have been accumulated in a trust fund for the plan.

Notes to Schedule

For the measurement date September 30, 2025, the amount reported as changes in assumptions resulted from the following:

- Change in the discount rate from 3.81% as of the beginning of the measurement period to 4.90% at September 30, 2025.

For the measurement date September 30, 2024, the amount reported as changes in assumptions resulted from the following:

- Change in the discount rate from 3.26% as of the beginning of the measurement period to 3.81% at January 1, 2024.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is completed, the County will present information for only those years for which information is available.

Lee County, Florida
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025

Florida Retirement System Pension Plan
(unaudited)

Schedule of the County's Proportionate Share of the Net Pension Liability
(dollars in thousands)
Last 10 Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
County's Proportion of the Net Pension Liability	1.0422%	1.0502%	1.0927%	1.1060%	1.1008%	1.0338%	1.0630%	1.2081%	1.2075%	1.2305%
County's Proportionate Share of the Net Pension Liability	$ 263,144	$ 310,644	$ 329,132	$ 380,876	$ 477,097	$ 78,094	$ 395,509	$ 481,405	$ 467,136	$ 381,880
County's Covered Payroll**	$ 259,596	$ 267,975	$ 288,078	$ 298,616	$ 306,931	$ 311,206	$ 329,245	$ 401,125	$ 416,175	$ 451,333
County's Proportionate Share of the Net Pension Liability as a Percentage of Its Covered Payroll	101.37%	115.92%	114.25%	127.55%	155.44%	25.09%	120.13%	120.01%	112.25%	84.61%
Plan Fiduciary Net Position as a Percentage of the total Pension Liability	84.88%	83.89%	84.26%	82.61%	78.85%	96.40%	82.89%	82.38%	83.70%	87.26%

*The amounts presented for each fiscal year were determined as of June 30.
** Covered payroll shown includes the payroll for Investment Plan members and payroll on which only UAL rates are charged.

Schedule of County Contributions
(dollars in thousands)
Last 10 Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Contractually Required Contribution	$ 26,777	$ 27,667	$ 31,629	$ 35,070	$ 37,780	$ 40,356	$ 47,769	$ 60,459	$ 69,421	$ 75,602
Contributions in Relation to the Contractually Required Contribution	(26,777)	(27,667)	(31,629)	(35,070)	(37,780)	(40,356)	(47,769)	(60,459)	(69,421)	(75,602)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 262,679	$ 272,610	$ 289,589	$ 302,411	$ 312,965	$ 311,795	$ 342,128	$ 405,725	$ 422,219	$ 459,369
Contributions as a percentage of covered payroll	10.19%	10.15%	10.92%	11.60%	12.07%	12.94%	13.96%	14.90%	16.44%	16.46%

*The amounts presented are on a September 30 basis.

Lee County, Florida
REQUIRED SUPPLEMENTARY INFORMATION
September 30, 2025

Retiree Health Insurance Subsidy Program
(unaudited)

Schedule of the County's Proportionate Share of the Net Pension Liability
(dollars in thousands)
Last 10 Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
County's Proportion of the Net Pension Liability	0.8408%	0.8409%	0.8800%	0.8932%	0.8844%	0.8792%	0.9031%	1.0106%	0.9831%	1.0098%
County's Proportionate Share of the Net Pension Liability	$ 97,989	$ 89,915	$ 93,146	$ 99,935	$ 107,982	$ 107,847	$ 95,656	$ 160,494	$ 147,480	$ 129,434
County's Covered Payroll	$ 259,596	$ 267,975	$ 288,078	$ 298,616	$ 306,931	$ 311,206	$ 329,245	$ 401,125	$ 416,175	$ 451,333
County's Proportionate Share of the Net Pension Liability as a Percentage of Its Covered Payroll	37.75%	33.55%	32.33%	33.47%	35.18%	34.65%	29.05%	40.01%	35.44%	28.68%
Plan Fiduciary Net Position as a Percentage of the total Pension Liability	0.97%	1.64%	2.15%	2.63%	3.00%	3.56%	4.81%	4.12%	4.80%	6.36%

*The amounts presented for each fiscal year were determined as of June 30.

Schedule of County Contributions
(dollars in thousands)
Last 10 Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Contractually Required Contribution	$ 4,363	$ 4,526	$ 4,799	$ 5,022	$ 5,195	$ 5,168	$ 5,677	$ 7,055	$ 8,454	$ 9,183
Contributions in Relation to the Contractually Required Contribution	(4,363)	(4,526)	(4,799)	(5,022)	(5,195)	(5,168)	(5,677)	(7,055)	(8,454)	(9,183)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 262,679	$ 272,610	$ 289,589	$ 302,411	$ 312,965	$ 311,795	$ 342,128	$ 405,725	$ 422,219	$ 459,369
Contributions as a percentage of covered payroll	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.74%	2.00%	2.00%

*The amounts presented are on a September 30 basis.



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SUPPLEMENTAL FINANCIAL INFORMATION







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods



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GENERAL FUND







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Lee County, Florida
COMBINING SCHEDULE - BALANCE SHEET
GENERAL FUND
As of September 30, 2025
(amounts expressed in thousands)

	Board of County Commissioners	Clerk of Circuit Court	Property Appraiser	Sheriff
ASSETS				
Cash, cash equivalents and investments	$ 303,715	$ 6,781	$ 1,024	$ 23,321
Receivables				
Accounts (net)	8,630	8	-	42
Accrued interest	149	-	-	-
Leases	10,432	-	-	-
Due from other funds	17,354	76	-	134
Due from other governments	28,856	37	-	-
Inventory	433	49	-	-
Inventory held for resale	230	-	-	-
Other	-	-	-	-
Total assets	369,799	6,951	1,024	23,497
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	15,873	393	7	10,300
Accrued liabilities	2,572	480	206	9,802
Due to other funds	75	332	701	3,105
Due to other governments	18,209	717	110	-
Due to individuals	-	-	-	290
Deposits	2,141	4,893	-	-
Unearned revenues	12,720	136	-	-
Other	102	-	-	-
Total liabilities	51,692	6,951	1,024	23,497
Deferred Inflows of Resources:				
Accounts receivable	11,753	-	-	-
Grants receivable	10,888	-	-	-
Unamortized leases	10,380	-	-	-
Total deferred inflows of resources	33,021	-	-	-
Fund Balances:				
Nonspendable	433	49	-	-
Restricted	147,948	-	-	-
Assigned	62,778	-	-	-
Unassigned	73,927	(49)	-	-
Total fund balances	285,086	-	-	-
Total liabilities and fund balances	$ 369,799	$ 6,951	$ 1,024	$ 23,497

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING SCHEDULE - BALANCE SHEET
GENERAL FUND
As of September 30, 2025
(amounts expressed in thousands)

	Supervisor of Elections	Tax Collector	Eliminations	Total
ASSETS				
Cash, cash equivalents and investments	$ 2,684	$ 13,417	$ -	$ 350,942
Receivables				
Accounts (net)	1	93	-	8,774
Accrued interest	-	-	-	149
Leases	-	-	-	10,432
Due from other funds	-	-	(16,154)	1,410
Due from other governments	-	-	-	28,893
Inventory	-	-	-	482
Inventory held for resale	-	-	-	230
Other	140	-	-	140
Total assets	2,825	13,510	(16,154)	401,452
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	93	371	-	27,037
Accrued liabilities	229	271	-	13,560
Due to other funds	2,503	11,167	(16,154)	1,729
Due to other governments	-	1,664	-	20,700
Due to individuals	-	37	-	327
Deposits	-	-	-	7,034
Unearned revenues	-	-	-	12,856
Other	-	-	-	102
Total liabilities	2,825	13,510	(16,154)	83,345
Deferred Inflows of Resources:				
Accounts receivable	-	-	-	11,753
Grants receivable	-	-	-	10,888
Unamortized leases	-	-	-	10,380
Total deferred inflows of resources	-	-	-	33,021
Fund Balances:				
Nonspendable	-	-	-	482
Restricted	-	-	-	147,948
Assigned	-	-	-	62,778
Unassigned	-	-	-	73,878
Total fund balances	-	-	-	285,086
Total liabilities and fund balances	$ 2,825	$ 13,510	$ (16,154)	$ 401,452

See accompanying independent auditor's report.

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GENERAL FUND
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Board of County Commissioners	Clerk of Circuit Court	Property Appraiser	Sheriff
REVENUES				
Taxes	$ 524,348	$ -	$ -	$ -
Licenses and permits	2,921	-	-	-
Intergovernmental	159,098	1,403	2,329	23
Charges for services	60,970	6,414	510	1,762
Fines and forfeitures	64	-	-	-
Investment earnings	12,003	790	45	1,045
Miscellaneous	10,139	304	10	2,132
Total revenues	769,543	8,911	2,894	4,962
EXPENDITURES				
Current				
General government	143,113	24,286	11,980	14,354
Public safety	88,774	-	-	297,316
Physical environment	16,724	-	-	-
Economic environment	7,109	-	-	-
Human services	23,793	-	-	-
Culture and recreation	25,114	-	-	-
Capital outlay				
General government	41,186	822	26	-
Public safety	2,734	-	-	18,013
Physical environment	22	-	-	-
Culture and recreation	353	-	-	-
Debt service				
Principal retirement	7,667	969	558	4,920
Interest and fiscal charges	494	37	45	519
Total expenditures	357,083	26,114	12,609	335,122
Excess (deficiencies) of revenues over (under) expenditures	412,460	(17,203)	(9,715)	(330,160)
OTHER FINANCING SOURCES (USES)				
Transfers in	32,782	16,866	10,390	325,501
Transfers out	(471,951)	(166)	(701)	(3,002)
Insurance recoveries	780	-	-	-
Debt issuance	-	-	-	5,762
Lease issuance	566	-	26	-
SBITA issuance	765	503	-	1,899
Total other financing sources (uses)	(437,058)	17,203	9,715	330,160
Net change in fund balances	(24,598)	-	-	-
Fund balances - beginning	309,684	-	-	-
Fund balances - ending	$ 285,086	$ -	$ -	$ -

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GENERAL FUND
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Supervisor of Elections	Tax Collector	Eliminations	Total
REVENUES				
Taxes	$ -	$ -	$ -	$ 524,348
Licenses and permits	-	-	-	2,921
Intergovernmental	11	-	-	162,864
Charges for services	87	46,489	(26,389)	89,843
Fines and forfeitures	-	-	-	64
Investment earnings	-	935	-	14,818
Miscellaneous	45	31	-	12,661
Total revenues	143	47,455	(26,389)	807,519
EXPENDITURES				
Current				
General government	9,361	35,421	(26,389)	212,126
Public safety	-	-	-	386,090
Physical environment	-	-	-	16,724
Economic environment	-	-	-	7,109
Human services	-	-	-	23,793
Culture and recreation	-	-	-	25,114
Capital outlay				
General government	-	1,730	-	43,764
Public safety	-	-	-	20,747
Physical environment	-	-	-	22
Culture and recreation	-	-	-	353
Debt service				
Principal retirement	808	841	-	15,763
Interest and fiscal charges	62	110	-	1,267
Total expenditures	10,231	38,102	(26,389)	752,872
Excess (deficiencies) of revenues over (under) expenditures	(10,088)	9,353	-	54,647
OTHER FINANCING SOURCES (USES)				
Transfers in	12,591	-	(373,543)	24,587
Transfers out	(2,503)	(9,353)	373,543	(114,133)
Insurance recoveries	-	-	-	780
Debt issuance	-	-	-	5,762
Lease issuance	-	-	-	592
SBITA issuance	-	-	-	3,167
Total other financing sources (uses)	10,088	(9,353)	-	(79,245)
Net change in fund balances	-	-	-	(24,598)
Fund balances - beginning	-	-	-	309,684
Fund balances - ending	$ -	$ -	$ -	$ 285,086

See accompanying independent auditor's report.

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET (Non - GAAP Budgetary Basis) AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Non - GAAP Board of County Commissioners		Non - GAAP Clerk of Circuit Court		Non - GAAP Property Appraiser	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ 514,141	$ 524,348	$ -	$ -	$ -	$ -
Licenses and permits	2,650	2,921	-	-	-	-
Intergovernmental	182,867	169,280	1,450	1,403	1,573	1,700
Charges for services	34,113	63,611	6,401	6,441	-	-
Fines and forfeitures	125	64	-	-	-	-
Investment earnings	11,000	11,326	774	790	-	45
Miscellaneous	10,594	9,602	300	304	-	10
Total revenues	755,490	781,152	8,925	8,938	1,573	1,755
EXPENDITURES						
Current						
General government	345,437	143,087	25,189	24,286	11,938	10,842
Public safety	90,069	88,774	-	-	-	-
Physical environment	20,562	16,724	-	-	-	-
Economic environment	9,461	7,045	-	-	-	-
Human services	33,479	23,793	-	-	-	-
Culture and recreation	27,929	25,114	-	-	-	-
Capital outlay						
General government	250	39,856	134	319	25	-
Public safety	2,549	2,734	-	-	-	-
Physical environment	-	22	-	-	-	-
Culture and recreation	-	353	-	-	-	-
Debt service						
Principal retirement	1,991	7,667	448	969	-	558
Interest and fiscal charges	-	494	20	37	-	45
Total expenditures	531,727	355,663	25,791	25,611	11,963	11,445
Excess (deficiencies) of revenues over (under) expenditures	223,763	425,489	(16,866)	(16,673)	(10,390)	(9,690)
OTHER FINANCING SOURCES (USES)						
Transfers in	26,199	32,782	16,866	16,866	10,390	10,390
Transfers out	(472,440)	(471,951)	-	(166)	-	(701)
Insurance recoveries	-	780	-	-	-	-
Debt issuance	-	-	-	-	-	-
SBITA issuance	-	-	-	-	-	-
Total other financing sources (uses)	(446,241)	(438,389)	16,866	16,700	10,390	9,689
Net change in fund balance	(222,478)	(12,900)	-	27	-	(1)
Fund balances - beginning	317,589	332,185	-	108	-	-
Fund balances - ending	$ 95,111	$ 319,285	$ -	$ 135	$ -	$ (1)

See accompanying independent auditors' report.

(continued)

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET (Non - GAAP Budgetary Basis) AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Sheriff		Supervisor of Elections		Tax Collector	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	23	23	-	11	-	-
Charges for services	1,762	1,762	-	87	40,887	46,489
Fines and forfeitures	-	-	-	-	-	-
Investment earnings	1,045	1,045	-	-	837	935
Miscellaneous	2,132	2,132	-	45	29	31
Total revenues	4,962	4,962	-	143	41,753	47,455
EXPENDITURES						
Current						
General government	14,373	14,354	11,737	9,361	36,323	35,421
Public safety	301,401	297,316	-	-	-	-
Physical environment	-	-	-	-	-	-
Economic environment	-	-		-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay						
General government	-	-	854	-	3,401	1,730
Public safety	10,446	18,013	-	-	-	-
Physical environment	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt service						
Principal retirement	3,198	4,920	-	808	-	841
Interest and fiscal charges	-	519	-	62	-	110
Total expenditures	329,418	335,122	12,591	10,231	39,724	38,102
Excess (deficiencies) of revenues over (under) expenditures	(324,456)	(330,160)	(12,591)	(10,088)	2,029	9,353
OTHER FINANCING SOURCES (USES)						
Transfers in	325,501	325,501	12,591	12,591	-	-
Transfers out	(1,045)	(3,002)	-	(2,503)	(2,029)	(9,353)
Insurance recoveries	-	-	-	-	-	-
Debt issuance	-	5,762	-	-	-	-
SBITA issuance	-	1,899	-	-	-	-
Total other financing sources (uses)	324,456	330,160	12,591	10,088	(2,029)	(9,353)
Net change in fund balance	-	-	-	-	-	-
Fund balances - beginning	-	-	-	-	-	-
Fund balances - ending	$ -	$ -	$ -	$ -	$ -	$ -

See accompanying independent auditors' report.

(continued)

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET (Non - GAAP Budgetary Basis) AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2025
(amounts expressed in thousands)

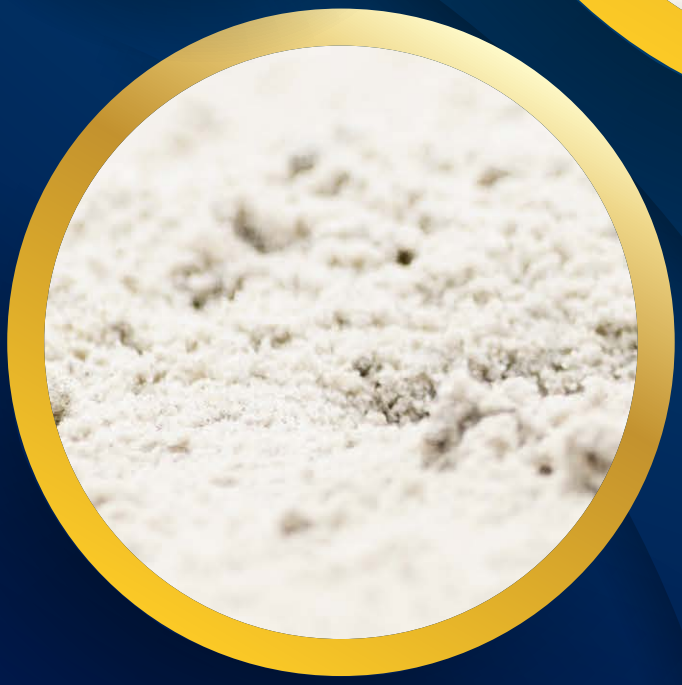
	Total		
	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Taxes	$ 514,141	$ 524,348	$ 10,207
Licenses and permits	2,650	2,921	271
Intergovernmental	185,913	172,417	(13,496)
Charges for services	83,163	118,390	35,227
Fines and forfeitures	125	64	(61)
Investment earnings	13,656	14,141	485
Miscellaneous	13,055	12,124	(931)
Total revenues	812,703	844,405	31,702
EXPENDITURES			
Current			
General government	444,997	237,351	207,646
Public safety	391,470	386,090	5,380
Physical environment	20,562	16,724	3,838
Economic environment	9,461	7,045	2,416
Human services	33,479	23,793	9,686
Culture and recreation	27,929	25,114	2,815
Capital outlay			
General government	4,664	41,905	(37,241)
Public safety	12,995	20,747	(7,752)
Physical environment	-	22	(22)
Culture and recreation	-	353	(353)
Debt service			
Principal retirement	5,637	15,763	(10,126)
Interest and fiscal charges	20	1,267	(1,247)
Total expenditures	951,214	776,174	175,040
Excess (deficiencies) of revenues over (under) expenditures	(138,511)	68,231	206,742
OTHER FINANCING SOURCES (USES)			
Transfers in	391,547	398,130	6,583
Transfers out	(475,514)	(487,676)	(12,162)
Insurance recoveries	-	780	780
Debt issuance	-	5,762	5,762
SBITA issuance	-	1,899	1,899
Total other financing sources (uses)	(83,967)	(81,105)	2,862
Net change in fund balance	(222,478)	(12,874)	209,604
Fund balances - beginning	317,589	332,293	14,704
Fund balances - ending	$ 95,111	$ 319,419	$ 224,308

See accompanying independent auditors' report.

MAJOR GOVERNMENTAL FUNDS







Lee County, Florida
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL WITH RECONCILIATION TO GAAP
TRANSPORTATION CAPITAL IMPROVEMENTS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Taxes	$ 27,567	$ 25,403	$ (2,164)
Intergovernmental	22,241	5,640	(16,601)
Special assessments	-	1,348	1,348
Investment earnings	2,310	7,030	4,720
Miscellaneous	4,454	3,657	(797)
Total revenues	56,572	43,078	(13,494)
EXPENDITURES			
Current			
Transportation	30,685	24,422	6,263
Capital outlay			
Transportation	159,721	55,315	104,406
Total expenditures	190,406	79,737	110,669
Excess of revenues (deficiencies) over (under) expenditures	(133,834)	(36,659)	97,175
OTHER FINANCING SOURCES (USES)			
Transfers in	27,739	15,935	(11,804)
Transfers out	(5,605)	(5,479)	126
Total other financing sources (uses)	22,134	10,456	(11,678)
Net change in fund balance	(111,700)	(26,203)	85,497
Fund balances - beginning	212,333	213,099	766
Fund balances - ending	$ 100,633	$ 186,896	$ 86,263
RECONCILIATION OF BUDGETARY BASIS TO GAAP			
Net change in fund balance (GAAP basis)		$ (25,110)	
Fair value adjustment		(1,346)	
Unavailable revenues		253	
Net change in fund balance non-GAAP (budgetary basis)		$ (26,203)	

The notes to the financial statements are an integral part of this statement.

NON-MAJOR GOVERNMENTAL FUNDS







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Non-Major Governmental Fund Descriptions

Special Revenue Funds

Special revenue funds are used to account for proceeds of specific revenue sources, other than expendable trusts, debt service, or capital projects that are legally restricted to expenditures for specific purposes.

Municipal Service Benefit Unit Districts- To account for revenues and expenditures to be used for costs incurred on behalf of the special improvement districts, such as lighting, fire hydrants, and street paving.

Special Assessment Districts- To account for special assessments collected within certain unincorporated areas of the County to provide improvements (lighting, roads, etc.).

Law Enforcement Trust- To account for the monies held in trust by Lee County for the cost of protracted or complex investigations in the form of technical equipment, expertise, or other law enforcement purposes as the Board deems appropriate which are not normal operating needs of the law enforcement agency.

Special Revenue Projects- To account for revenues that are restricted for specific expenditures or projects.

State Housing Incentives Partnership Program (SHIP) - To account for SHIP grants.

Human Services Grants- To account for grant monies received to fund various Human Services projects.

*Lee County Library- T*o account for ad valorem taxes and governmental grant funds designated to operate and maintain the County's public library system.

E 9-1-1- To account for revenues and expenditures to be used for the acquisition, development, and operation of the E 9-1-1 emergency telephone system for Lee County.

*MSTU***-** To account for ad valorem taxes, building license and permit fees, administration fees, charges for Animal Services, and other revenues, and expenditures to be used in the unincorporated areas of the County for services rendered.

Tourist Development Trust Fund- To account for the five percent tax on rents for temporary lodgings. This tax, approved by a voter referendum in 1982, is restricted for promotion of tourism and specific projects that have been identified as encouraging tourism such as beach and shoreline improvements, the William Hammond Stadium, and JetBlue Park. The debt service and operations for the stadiums are also allowed to be paid from this tax.

Transportation Trust- To account for gas taxes distributed by the State of Florida designated for the construction and operating maintenance of County roads.

All Hazards Protection- To account for revenues and expenditures to be used for the implementation of a hazardous preparedness, response, and recovery program.

Impact Fees-Community Parks- To account for revenues received from impact fees that are restricted for use for capital improvements for designated community park districts.

Impact Fees-Regional Parks- To account for revenues received from impact fees that are restricted for use for capital improvements for County regional parks.

Impact Fees-Roads- To account for revenues received from impact fees that are restricted for use for capital improvements to, and expansion of, transportation projects within designated road network areas.

Impact Fees-EMS- To account for revenues received from impact fees that are restricted for the purpose of providing advanced life support and related services within Lee County, except for Lehigh Acres Fire Control and Rescue District.

Impact Fees- Fire- To account for revenues received from impact fees that are restricted for the purpose of providing equipment and fire protection within designated fire districts.

Impact Fees- School- To account for impact fees collected on behalf of the Lee County School Board and restricted for the construction of new schools and for capital improvements to existing schools within the designated school zones.

Animal Trust Fund- To account for revenues received from ordinance violations and donations, and expenditures used to improve the welfare of animals served by Lee County Animal Services.

Disaster Recovery- To account for revenues restricted for specific disaster-related expenditures and projects.

Court Administration- To account for the revenues and expenditures of the Twentieth Judicial Circuit Court Administrator's Office funded by Lee County.

Clerk of Circuit Court's Special Revenue- To account for revenues and expenditures mandated by Chapter 28.24(15)(d), *Florida Statutes*, to be held in trust by the Clerk and used exclusively for equipment and maintenance of equipment, personnel training, and technical assistance in modernizing the public records system of the office, and Chapter 28.24 (12)(e), *Florida Statutes*, to provide Court Technology support as defined in Chapter 28.008(1)(f)(2) and (h), *Florida Statutes.*

Property Appraiser's Special Revenues- To account for revenues used to operate the County's Geographical Information System (GIS).

Sheriff's Special Revenues- To account for grant revenues to be used for law enforcement purposes.

Tax Collector's Special Revenues- To account for tenant-generated financial resources formally committed for the operating and capital needs of the Colonial Service Center project.

Debt Service Funds

Debt service funds are used to account for the accumulation of resources to be used for payment of governmental funds' debt principal, interest, and related costs.

Tourist Development Tax Revenue Bonds- To account for payment of the 2013, 2019A, 2019B, and 2019C Bonds. Funding is from tourist development tax revenues, William Hammond Stadium and JetBlue Park rental revenue.

Non Ad-Valorem Revenue Bonds – To account for payment of the 2015 bond. Funding is from legally available non-ad valorem revenues, which are non-ad valorem revenues less general government and public safety expenditures that are not paid from ad valorem revenues.

Local Option Gas Tax Revenue Bonds- To account for payment of the 2022 Bonds. Funding is from local option 5 and 6 cent gas tax revenues.

Capital Projects Funds

Capital projects funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities and infrastructure other than those financed by proprietary funds.

Capital Improvement- To account for ad valorem taxes and other revenues, and expenditures to be used for the acquisition or construction of major non-transportation related capital facilities.

Special Assessment Districts Construction- To account for the financial resources to be used for the improvement projects (lighting, roads, etc.) in certain unincorporated areas of the County for which a special assessment is collected.

Local Option Gas Tax Construction- To account for bond proceeds to be used to pay costs incurred in connection with issuance of series 2022 bonds and finance the acquisition and construction of various transportation capital improvements within the County.

Human Services Grant Construction- To account for grant proceeds to be used to construct various capital projects.

Library Construction Projects- To account for the financial resources to be used for the Library construction projects.

All Hazards Protection Construction Projects- To account for the financial resources to be used for the construction projects of the hazardous preparedness, response, and recovery program.

Impact Fees Community Parks Construction- To account for the financial resources for the capital improvements from impact fees that are designated for community park districts.

Impact Fees Regional Parks Construction- To account for the financial resources for the capital improvements from impact fees that are designated for County regional parks.

Impact Fees Road Construction- To account for the financial resources for the capital improvements to, and expansion of, transportation projects from impact fees that are designated within road network areas.

Impact Fees EMS Construction- To account for financial resources to be used for EMS capital projects from impact fees related to designated areas within the County.

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Municipal Service Benefit Unit Districts	Special Assessment Districts	Law Enforcement Trust	Special Revenue Projects
ASSETS				
Cash, cash equivalents and investments	$ 16,385	$ 2,208	$ 1,705	$ 2,953
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	-	-	-	-
Special assessments	-	1,562	-	-
Accrued interest	13	196	1	2
Leases	-	-	-	-
Due from other funds	84	4	568	146
Due from other governments	-	-	-	230
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	16,482	3,970	2,274	3,331
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	63	2	-	342
Accrued liabilities	-	5	-	14
Due to other funds	10	-	-	-
Due to other governments	-	3	-	22
Deposits	-	-	-	-
Unearned revenues	-	-	-	131
Total liabilities	73	10	-	509
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	-	-	-
Special assessment receivable	-	1,756	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	1,756	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	16,409	2,204	2,274	2,822
Committed	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	16,409	2,204	2,274	2,822
Total liabilities, deferred inflows of resources, and fund balances	$ 16,482	$ 3,970	$ 2,274	$ 3,331

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	State Housing Incentives Partnership Program	Human Services Grants	Lee County Library	E 9-1-1
ASSETS				
Cash, cash equivalents and investments	$ 13,013	$ 211	$ 41,868	$ 2,966
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	45	-	-	-
Special assessments	-	-	-	-
Accrued interest	12	-	37	2
Leases	-	-	-	-
Due from other funds	-	-	388	-
Due from other governments	-	286	-	232
Inventory	-	-	-	-
Advances	-	-	15,000	-
Total assets	13,070	497	57,293	3,200
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	684	127	467	660
Accrued liabilities	-	-	372	19
Due to other funds	-	3	3	-
Due to other governments	-	47	192	11
Deposits	-	-	-	-
Unearned revenues	-	49	-	-
Total liabilities	684	226	1,034	690
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	-	-	232
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	-	-	232
Fund Balances:				
Nonspendable	-	-	15,000	-
Restricted	12,386	271	-	2,278
Committed	-	-	41,259	-
Unassigned	-	-	-	-
Total fund balances	12,386	271	56,259	2,278
Total liabilities, deferred inflows of resources, and fund balances	$ 13,070	$ 497	$ 57,293	$ 3,200

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	MSTU	Tourist Development Trust Fund	Transportation Trust	All Hazards Protection
ASSETS				
Cash, cash equivalents and investments	$ 18,053	$ 53,846	$ 8,343	$ 5,698
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	3	-	72	-
Special assessments	-	-	-	-
Accrued interest	15	109	4	6
Leases	-	41,348	38	-
Due from other funds	1,116	42	-	43
Due from other governments	824	8	1,150	3,634
Inventory	82	-	4,423	-
Advances	-	-	-	-
Total assets	20,093	95,353	14,030	9,381
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	409	799	1,230	124
Accrued liabilities	806	88	481	30
Due to other funds	15	82	11	-
Due to other governments	477	50	244	15
Deposits	-	-	-	-
Unearned revenues	34	-	-	14
Total liabilities	1,741	1,019	1,966	183
Deferred inflows of resources:				
Accounts receivable	-	-	6	-
Grants receivable	161	-	-	3,634
Special assessment receivable	-	-	-	-
Unamortized leases	-	40,792	38	-
Total deferred inflows of resources	161	40,792	44	3,634
Fund Balances:				
Nonspendable	82	-	4,423	-
Restricted	-	53,542	-	5,564
Committed	18,109	-	7,597	-
Unassigned	-	-	-	-
Total fund balances	18,191	53,542	12,020	5,564
Total liabilities, deferred inflows of resources, and fund balances	$ 20,093	$ 95,353	$ 14,030	$ 9,381

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Impact Fees-Community Parks	Impact Fees-Regional Parks	Impact Fees-Roads	Impact Fees-EMS
ASSETS				
Cash, cash equivalents and investments	$ 5	$ 4	$ 56	$ 1
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	-	-	-	-
Special assessments	-	-	-	-
Accrued interest	-	-	-	-
Leases	-	-	-	-
Due from other funds	-	-	-	-
Due from other governments	-	-	-	-
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	5	4	56	1
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	5	4	56	1
Accrued liabilities	-	-	-	-
Due to other funds	-	-	-	-
Due to other governments	-	-	-	-
Deposits	-	-	-	-
Unearned revenues	-	-	-	-
Total liabilities	5	4	56	1
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	-	-	-
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	-	-	-	-
Total liabilities, deferred inflows of resources, and fund balances	$ 5	$ 4	$ 56	$ 1

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Impact Fees - Fire	Impact Fees - School	Animal Trust Fund	Disaster Recovery
ASSETS				
Cash, cash equivalents and investments	$ 1,149	$ 8,008	$ 1,222	$ -
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	-	-	-	6
Special assessments	-	-	-	-
Accrued interest	1	4	1	3
Leases	-	-	-	-
Due from other funds	-	-	-	-
Due from other governments	-	-	-	23,200
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	1,150	8,012	1,223	23,209
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	14	55	25	22,685
Accrued liabilities	-	-	2	-
Due to other funds	-	-	-	514
Due to other governments	1,136	7,559	1	10
Deposits	-	-	-	-
Unearned revenues	-	-	-	-
Total liabilities	1,150	7,614	28	23,209
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	-	-	-
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	398	-	-
Committed	-	-	1,195	-
Unassigned	-	-	-	-
Total fund balances	-	398	1,195	-
Total liabilities, deferred inflows of resources, and fund balances	$ 1,150	$ 8,012	$ 1,223	$ 23,209

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Court Administration	Clerk of Circuit Court's Special Revenue	Property Appraiser's Special Revenues	Sheriff's Special Revenues
ASSETS				
Cash, cash equivalents and investments	$ 2,031	$ 24,429	$ 150	$ 1,578
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	-	41	-	1,341
Special assessments	-	-	-	-
Accrued interest	2	-	-	-
Leases	-	-	-	-
Due from other funds	404	-	-	42
Due from other governments	363	173	-	305
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	2,800	24,643	150	3,266
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	256	133	12	95
Accrued liabilities	398	378	27	162
Due to other funds	2	339	111	691
Due to other governments	392	2,723	-	5
Deposits	-	6,641	-	-
Unearned revenues	-	-	-	600
Total liabilities	1,048	10,214	150	1,553
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	40	-	-
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	40	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	9,946	-	1,713
Committed	1,752	4,462	-	-
Unassigned	-	(19)	-	-
Total fund balances	1,752	14,389	-	1,713
Total liabilities, deferred inflows of resources, and fund balances	$ 2,800	$ 24,643	$ 150	$ 3,266

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds	Debt Service Funds		
	Tax Collector's Special Revenues	Tourist Development Tax Revenue Bonds	Non-Ad Valorem Revenue Bonds	Local Option Gas Tax Revenue Bonds
ASSETS				
Cash, cash equivalents and investments	$ 750	$ 5,050	$ 32	$ 774
Cash and cash equivalents with fiscal agent	-	4,771	14,744	-
Receivables				
Accounts (net)	68	-	-	-
Special assessments	-	-	-	-
Accrued interest	-	-	-	-
Leases	-	-	-	-
Due from other funds	-	7	-	-
Due from other governments	-	-	-	-
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	818	9,828	14,776	774
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	-	-	-	-
Accrued liabilities	-	-	-	-
Due to other funds	-	42	-	-
Due to other governments	-	-	-	-
Deposits	-	-	-	-
Unearned revenues	-	-	-	-
Total liabilities	-	42	-	-
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	-	-	-
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	9,786	14,776	774
Committed	818	-	-	-
Unassigned	-	-	-	-
Total fund balances	818	9,786	14,776	774
Total liabilities, deferred inflows of resources, and fund balances	$ 818	$ 9,828	$ 14,776	$ 774

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Capital Projects Funds			
	Capital Improvement	Special Assessment Districts Construction	Local Option Gax Tax Construction	Human Services Grant Construction
ASSETS				
Cash, cash equivalents and investments	$ 133,013	$ 756	$ 47,233	$ 49
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	-	-	-	-
Special assessments	-	-	-	-
Accrued interest	98	1	-	-
Leases	-	-	-	-
Due from other funds	33	-	-	-
Due from other governments	10,538	-	-	-
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	143,682	757	47,233	49
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	2,873	456	9,435	-
Accrued liabilities	59	-	-	-
Due to other funds	294	-	-	-
Due to other governments	1,566	-	-	-
Deposits	-	-	-	-
Unearned revenues	-	-	-	-
Total liabilities	4,792	456	9,435	-
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	10,449	-	-	-
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	10,449	-	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	301	37,798	49
Committed	128,441	-	-	-
Unassigned	-	-	-	-
Total fund balances	128,441	301	37,798	49
Total liabilities, deferred inflows of resources, and fund balances	$ 143,682	$ 757	$ 47,233	$ 49

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Capital Projects Funds			
	Library Construction Projects	All Hazards Protection Construction Projects	Impact Fees Community Parks Construction	Impact Fees Regional Parks Construction
ASSETS				
Cash, cash equivalents and investments	$ 6,760	$ 336	$ 12,512	$ 9,695
Cash and cash equivalents with fiscal agent	-	-	-	-
Receivables				
Accounts (net)	-	-	-	-
Special assessments	-	-	-	-
Accrued interest	6	-	5	4
Leases	-	-	-	-
Due from other funds	-	-	-	-
Due from other governments	-	-	-	-
Inventory	-	-	-	-
Advances	-	-	-	-
Total assets	6,766	336	12,517	9,699
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Contracts and accounts payable	1,862	-	680	18
Accrued liabilities	-	-	-	-
Due to other funds	-	-	-	-
Due to other governments	-	-	81	-
Deposits	-	-	-	-
Unearned revenues	-	-	-	-
Total liabilities	1,862	-	761	18
Deferred inflows of resources:				
Accounts receivable	-	-	-	-
Grants receivable	-	-	-	-
Special assessment receivable	-	-	-	-
Unamortized leases	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances:				
Nonspendable	-	-	-	-
Restricted	-	336	11,756	9,681
Committed	4,904	-	-	-
Unassigned	-	-	-	-
Total fund balances	4,904	336	11,756	9,681
Total liabilities, deferred inflows of resources, and fund balances	$ 6,766	$ 336	$ 12,517	$ 9,699

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING BALANCE SHEET
NON - MAJOR GOVERNMENTAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Capital Projects Funds		
	Impact Fees Road Construction	Impact Fees EMS Construction	Total Non-Major Governmental Funds
ASSETS			
Cash, cash equivalents and investments	$ 194,714	$ 2,725	$ 620,281
Cash and cash equivalents with fiscal agent	-	-	19,515
Receivables			
Accounts (net)	-	-	1,576
Special assessments	-	-	1,562
Accrued interest	63	-	585
Leases	-	-	41,386
Due from other funds	-	-	2,877
Due from other governments	-	-	40,943
Inventory	-	-	4,505
Advances	-	-	15,000
Total assets	194,777	2,725	748,230
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities:			
Contracts and accounts payable	2,452	-	46,024
Accrued liabilities	-	-	2,841
Due to other funds	-	-	2,117
Due to other governments	-	-	14,534
Deposits	-	-	6,641
Unearned revenues	-	-	828
Total liabilities	2,452	-	72,985
Deferred inflows of resources:			
Accounts receivable	-	-	6
Grants receivable	-	-	14,516
Special assessment receivable	-	-	1,756
Unamortized leases	-	-	40,830
Total deferred inflows of resources	-	-	57,108
Fund Balances:			
Nonspendable	-	-	19,505
Restricted	192,325	2,725	390,114
Committed	-	-	208,537
Unassigned	-	-	(19)
Total fund balances	192,325	2,725	618,137
Total liabilities, deferred inflows of resources, and fund balances	$ 194,777	$ 2,725	$ 748,230

See accompanying independent auditor's report.

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Municipal Service Benefit Unit Districts	Special Assessment Districts	Law Enforcement Trust	Special Revenue Projects
REVENUES				
Taxes	$ 10,613	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	-	-	2,312
Charges for services	-	510	-	599
Fines and forfeitures	-	-	920	258
Impact fees	-	-	-	-
Special assessments	-	1,180	-	-
Investment earnings	742	91	75	109
Miscellaneous	44	-	-	233
Total revenues	11,399	1,781	995	3,511
EXPENDITURES				
Current				
General government	213	515	-	345
Public safety	2,386	-	-	29
Physical environment	-	-	-	942
Transportation	4,780	257	-	-
Economic environment	-	-	-	-
Human services	-	-	-	2,271
Culture and recreation	-	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	12
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	7	-	-
Total expenditures	7,379	779	-	3,599
Excess (deficiencies) of revenue over (under) expenditures	4,020	1,002	995	(88)
OTHER FINANCING SOURCES (USES)				
Transfers in	54	1	-	-
Transfer out	(63)	(342)	(900)	-
Lease issuance	-	-	-	-
SBITA issuance	-	-	-	-
Total other financing sources (uses)	(9)	(341)	(900)	-
Net change in fund balances	4,011	661	95	(88)
Fund balances - beginning	12,398	1,543	2,179	2,910
Fund balances - ending	$ 16,409	$ 2,204	$ 2,274	$ 2,822

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	State Housing Incentives Partnership Program	Human Services Grants	Lee County Library	E 9-1-1
REVENUES				
Taxes	$ -	$ -	$ 53,808	$ -
Licenses and permits	-	-	-	-
Intergovernmental	3,807	5,649	469	6,037
Charges for services	-	-	91	-
Fines and forfeitures	-	-	209	-
Impact fees	-	-	-	-
Special assessments	-	-	-	-
Investment earnings	983	19	2,320	212
Miscellaneous	290	-	155	-
Total revenues	5,080	5,668	57,052	6,249
EXPENDITURES				
Current				
General government	-	-	1,431	444
Public safety	-	-	-	5,260
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	14,716	5,649	-	-
Human services	-	-	-	-
Culture and recreation	-	-	38,312	-
Capital outlay				
General government	-	-	-	172
Public safety	-	-	-	698
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	679	-
Debt service				
Principal retirement	-	-	215	160
Interest and fiscal charges	-	-	54	6
Total expenditures	14,716	5,649	40,691	6,740
Excess (deficiencies) of revenue over (under) expenditures	(9,636)	19	16,361	(491)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	273	-
Transfer out	-	-	(921)	(1,933)
Lease issuance	-	-	-	-
SBITA issuance	-	-	448	372
Total other financing sources (uses)	-	-	(200)	(1,561)
Net change in fund balances	(9,636)	19	16,161	(2,052)
Fund balances - beginning	22,022	252	40,098	4,330
Fund balances - ending	$ 12,386	$ 271	$ 56,259	$ 2,278

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	MSTU	Tourist Development Trust	Transportation Trust	All Hazards Protection
REVENUES				
Taxes	$ 55,297	$ 46,770	$ -	$ 5,926
Licenses and permits	14,861	-	545	-
Intergovernmental	1,115	525	10,913	1,731
Charges for services	10,078	1,080	1,401	-
Fines and forfeitures	-	-	-	-
Impact fees	-	-	-	-
Special assessments	-	-	-	100
Investment earnings	1,447	2,688	157	349
Miscellaneous	60	150	2,652	-
Total revenues	82,858	51,213	15,668	8,106
EXPENDITURES				
Current				
General government	14,505	1,447	1,921	2,035
Public safety	20,863	-	-	3,580
Physical environment	6,611	-	-	-
Transportation	-	-	47,292	-
Economic environment	-	24,705	-	-
Human services	7,648	-	-	-
Culture and recreation	17,634	25	-	-
Capital outlay				
General government	92	-	17	-
Public safety	223	-	-	760
Physical environment	80	-	-	-
Transportation	-	-	3,084	-
Economic environment	-	116	-	-
Human services	-	-	-	-
Culture and recreation	16	-	-	-
Debt service				
Principal retirement	1,148	94	342	7
Interest and fiscal charges	118	5	24	1
Total expenditures	68,938	26,392	52,680	6,383
Excess (deficiencies) of revenue over (under) expenditures	13,920	24,821	(37,012)	1,723
OTHER FINANCING SOURCES (USES)				
Transfers in	20,242	4,575	39,540	30
Transfer out	(42,767)	(29,833)	-	(34)
Lease issuance	-	-	-	-
SBITA issuance	140	106	-	-
Total other financing sources (uses)	(22,385)	(25,152)	39,540	(4)
Net change in fund balances	(8,465)	(331)	2,528	1,719
Fund balances - beginning	26,656	53,873	9,492	3,845
Fund balances - ending	$ 18,191	$ 53,542	$ 12,020	$ 5,564

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Impact Fees-Community Parks	Impact Fees-Regional Parks	Impact Fees-Roads	Impact Fees-EMS
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	-
Fines and forfeitures	-	-	-	-
Impact fees	-	-	-	-
Special assessments	-	-	-	-
Investment earnings	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	-	-	-	-
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiencies) of revenue over (under) expenditures	-	-	-	-
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfer out	(5,955)	(2,227)	(106,617)	(2,604)
Lease issuance	-	-	-	-
SBITA issuance	-	-	-	-
Total other financing sources (uses)	(5,955)	(2,227)	(106,617)	(2,604)
Net change in fund balances	(5,955)	(2,227)	(106,617)	(2,604)
Fund balances - beginning	5,955	2,227	106,617	2,604
Fund balances - ending	$ -	$ -	$ -	$ -

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Impact Fees-Fire	Impact Fees-School	Animal Trust Fund	Disaster Recovery
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	-	-	86,880
Charges for services	-	-	8	-
Fines and forfeitures	-	-	-	-
Impact fees	5,334	29,440	-	-
Special assessments	-	-	-	-
Investment earnings	39	505	63	-
Miscellaneous	-	-	187	-
Total revenues	5,373	29,945	258	86,880
EXPENDITURES				
Current				
General government	-	30,442	-	-
Public safety	5,373	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	86,544
Human services	-	-	349	-
Culture and recreation	-	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	1
Human services	-	-	25	-
Culture and recreation	-	-	-	-
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	5,373	30,442	374	86,545
Excess (deficiencies) of revenue over (under) expenditures	-	(497)	(116)	335
OTHER FINANCING SOURCES (USES)				
Transfers in	-	498	-	15,000
Transfer out	-	-	-	(15,000)
Lease issuance	-	-	-	-
SBITA issuance	-	-	-	-
Total other financing sources (uses)	-	498	-	-
Net change in fund balances	-	1	(116)	335
Fund balances - beginning	-	397	1,311	(335)
Fund balances - ending	$ -	$ 398	$ 1,195	$ -

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds			
	Court Administration	Clerk of Circuit Court's Special Revenue	Property Appraiser's Special Revenues	Sheriff's Special Revenues
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	1,215	-	17,071
Charges for services	4,845	10,843	-	8,959
Fines and forfeitures	-	4,982	-	-
Impact fees	-	-	-	-
Special assessments	-	-	-	-
Investment earnings	103	1,782	-	-
Miscellaneous	383	87	-	13
Total revenues	5,331	18,909	-	26,043
EXPENDITURES				
Current				
General government	18,168	17,926	1,649	-
Public safety	-	-	-	23,227
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Capital outlay				
General government	487	751	2,661	-
Public safety	-	-	-	2,813
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Debt service				
Principal retirement	870	-	324	-
Interest and fiscal charges	127	-	84	-
Total expenditures	19,652	18,677	4,718	26,040
Excess (deficiencies) of revenue over (under) expenditures	(14,321)	232	(4,718)	3
OTHER FINANCING SOURCES (USES)				
Transfers in	14,525	-	3,218	850
Transfer out	-	-	(111)	(241)
Lease issuance	-	-	1,611	-
SBITA issuance	207	-	-	-
Total other financing sources (uses)	14,732	-	4,718	609
Net change in fund balances	411	232	-	612
Fund balances - beginning	1,341	14,157	-	1,101
Fund balances - ending	$ 1,752	$ 14,389	$ -	$ 1,713

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Special Revenue Funds	Debt Service Funds		
	Tax Collector's Special Revenues	Tourist Development Tax Revenue Bonds	Non-Ad Valorem Revenue Bonds	MSBU Projects Commercial Loan
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	814	-	-	-
Fines and forfeitures	-	-	-	-
Impact fees	-	-	-	-
Special assessments	-	-	-	-
Investment earnings	4	327	301	-
Miscellaneous	-	-	-	-
Total revenues	818	327	301	-
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Debt service				
Principal retirement	-	2,525	12,380	283
Interest and fiscal charges	-	4,121	1,747	56
Total expenditures	-	6,646	14,127	339
Excess (deficiencies) of revenue over (under) expenditures	818	(6,319)	(13,826)	(339)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	10,756	15,185	339
Transfer out	-	(4,279)	-	-
Lease issuance	-	-	-	-
SBITA issuance	-	-	-	-
Total other financing sources (uses)	-	6,477	15,185	339
Net change in fund balances	818	158	1,359	-
Fund balances - beginning	-	9,628	13,417	-
Fund balances - ending	$ 818	$ 9,786	$ 14,776	$ -

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Debt Service Funds	Capital Projects Funds		
	Local Option Gas Tax Revenue Bonds	Capital Improvement	Special Assessment Districts Construction	Local Option Gax Tax Construction
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	322	-	-
Intergovernmental	-	24,408	-	-
Charges for services	-	235	-	-
Fines and forfeitures	-	-	-	-
Impact fees	-	-	-	-
Special assessments	-	-	-	-
Investment earnings	42	6,101	55	3,007
Miscellaneous	-	630	-	-
Total revenues	42	31,696	55	3,007
EXPENDITURES				
Current				
General government	-	1,531	-	-
Public safety	-	-	-	-
Physical environment	-	34,400	666	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	15,224	-	-
Capital outlay				
General government	-	29,998	-	-
Public safety	-	15	-	-
Physical environment	-	1,346	-	-
Transportation	-	58	-	38,746
Economic environment	-	25	-	-
Human services	-	-	-	-
Culture and recreation	-	3,780	-	-
Debt service				
Principal retirement	-	252	-	-
Interest and fiscal charges	4,629	22	-	-
Total expenditures	4,629	86,651	666	38,746
Excess (deficiencies) of revenue over (under) expenditures	(4,587)	(54,955)	(611)	(35,739)
OTHER FINANCING SOURCES (USES)				
Transfers in	4,587	36,929	-	-
Transfer out	-	(2,499)	-	-
Lease issuance	-	-	-	-
SBITA issuance	-	-	-	-
Total other financing sources (uses)	4,587	34,430	-	-
Net change in fund balances	-	(20,525)	(611)	(35,739)
Fund balances - beginning	774	148,966	912	73,537
Fund balances - ending	$ 774	$ 128,441	$ 301	$ 37,798

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Capital Projects Funds			
	Human Services Grant Construction	Library Construction Projects	All Hazards Protection Construction Projects	Impact Fees Community Parks Construction
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	-
Fines and forfeitures	-	-	-	-
Impact fees	-	-	-	3,557
Special assessments	-	-	-	-
Investment earnings	2	491	15	537
Miscellaneous	-	-	-	-
Total revenues	2	491	15	4,094
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	156
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	7,924	-	2,240
Debt service				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	7,924	-	2,396
Excess (deficiencies) of revenue over (under) expenditures	2	(7,433)	15	1,698
OTHER FINANCING SOURCES (USES)				
Transfers in	-	582	-	5,955
Transfer out	-	-	-	-
Lease issuance	-	-	-	-
SBITA issuance	-	-	-	-
Total other financing sources (uses)	-	582	-	5,955
Net change in fund balances	2	(6,851)	15	7,653
Fund balances - beginning	47	11,755	321	4,103
Fund balances - ending	$ 49	$ 4,904	$ 336	$ 11,756

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Capital Projects Funds			
	Impact Fees Regional Parks Construction	Impact Fees Road Construction	Impact Fees EMS Construction	Total Non-Major Governmental Funds
REVENUES				
Taxes	$ -	$ -	$ -	$ 172,414
Licenses and permits	-	-	-	15,728
Intergovernmental	-	-	-	162,132
Charges for services	-	-	-	39,463
Fines and forfeitures	-	-	-	6,369
Impact fees	2,865	42,091	344	83,631
Special assessments	-	-	-	1,280
Investment earnings	369	8,053	175	31,163
Miscellaneous	-	50	-	4,934
Total revenues	3,234	50,194	519	517,114
EXPENDITURES				
Current				
General government	-	-	-	92,572
Public safety	-	-	4	60,722
Physical environment	-	-	-	42,619
Transportation	-	476	-	52,805
Economic environment	-	-	-	131,614
Human services	-	-	-	10,268
Culture and recreation	28	-	-	71,379
Capital outlay				
General government	-	-	1	34,179
Public safety	-	-	-	4,521
Physical environment	-	-	-	1,426
Transportation	-	11,222	-	53,110
Economic environment	-	-	-	142
Human services	-	-	-	25
Culture and recreation	216	-	-	14,855
Debt service				
Principal retirement	-	-	-	18,600
Interest and fiscal charges	-	-	-	11,001
Total expenditures	244	11,698	5	599,838
Excess (deficiencies) of revenue over (under) expenditures	2,990	38,496	514	(82,724)
OTHER FINANCING SOURCES (USES)				
Transfers in	2,227	106,617	2,604	284,587
Transfer out	-	-	(498)	(216,824)
Lease issuance	-	-	-	1,611
SBITA issuance	-	-	-	1,273
Total other financing sources (uses)	2,227	106,617	2,106	70,647
Net change in fund balances	5,217	145,113	2,620	(12,077)
Fund balances - beginning	4,464	47,212	105	630,214
Fund balances - ending	$ 9,681	$ 192,325	$ 2,725	$ 618,137

See accompanying independent auditor's report.

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Municipal Service Benefit Unit Districts		Non - GAAP Special Assessment Districts		Non - GAAP Law Enforcement Trust	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ 10,416	$ 10,613	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	510	510	-	-
Fines and forfeitures	-	-	-	-	451	920
Impact fees	-	-	-	-	-	-
Special assessments	-	-	951	1,180	-	-
Investment earnings	121	689	25	85	23	68
Miscellaneous	-	44	-	-	-	-
Total revenues	10,537	11,346	1,486	1,775	474	988
EXPENDITURES						
Current						
General government	209	213	703	515	1	-
Public safety	2,386	2,386	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	9,858	4,780	726	257	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay						
General government	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt Service						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	7	-	-
Total expenditures	12,453	7,379	1,429	779	1	-
Excess (deficiencies) of revenues over (under) expenditures	(1,916)	3,967	57	996	473	988
OTHER FINANCING SOURCES (USES)						
Transfers in	9	54	152	152	-	-
Transfers out	(56)	(63)	(562)	(493)	(1,781)	(900)
Total other financing sources (uses)	(47)	(9)	(410)	(341)	(1,781)	(900)
Net change in fund balances	(1,963)	3,958	(353)	655	(1,308)	88
Fund balances - beginning	12,545	13,460	1,561	2,642	2,196	2,196
Fund balances - ending	$ 10,582	$ 17,418	$ 1,208	$ 3,297	$ 888	$ 2,284

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Special Revenue Projects		Non - GAAP State Housing Incentives Partnership Program		Non - GAAP Human Services Grants	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	4,946	2,312	6,244	3,807	17,861	5,649
Charges for services	677	599	-	-	-	-
Fines and forfeitures	301	258	-	-	-	-
Impact fees	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment earnings	28	94	200	785	7	14
Miscellaneous	-	233	22,768	290	-	-
Total revenues	5,952	3,496	29,212	4,882	17,868	5,663
EXPENDITURES						
Current						
General government	1,013	345	-	-	-	-
Public safety	82	29	-	-	-	-
Physical environment	1,041	942	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	28,926	14,716	17,861	5,649
Human services	4,864	2,271	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay						
General government	20	-	-	-	-	-
Public safety	-	12	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt Service						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	7,020	3,599	28,926	14,716	17,861	5,649
Excess (deficiencies) of revenues over (under) expenditures	(1,068)	(103)	286	(9,834)	7	14
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	(1,068)	(103)	286	(9,834)	7	14
Fund balances - beginning	2,938	11,108	22,294	24,442	258	258
Fund balances - ending	$ 1,870	$ 11,005	$ 22,580	$ 14,608	$ 265	$ 272

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Lee County Library		Non - GAAP E 9 - 1 - 1		Non - GAAP MSTU	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ 52,497	$ 53,808	$ -	$ -	$ 53,731	$ 55,297
Licenses and permits	-	-	-	-	13,823	14,861
Intergovernmental	450	469	10,210	5,633	5,335	881
Charges for services	72	91	-	-	9,738	10,078
Fines and forfeitures	154	209	-	-	-	-
Impact fees	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment earnings	500	2,077	123	163	675	1,254
Miscellaneous	102	155	-	-	16	60
Total revenues	53,775	56,809	10,333	5,796	83,318	82,431
EXPENDITURES						
Current						
General government	1,332	1,431	710	444	14,606	14,505
Public safety	-	-	5,222	5,260	21,959	20,863
Physical environment	-	-	-	-	9,442	6,631
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	7,799	7,648
Culture and recreation	45,775	38,312	-	-	18,029	17,634
Capital outlay						
General government	-	-	1,531	172	41	92
Public safety	-	-	4,168	326	258	83
Physical environment	-	-	-	-	120	80
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	525	231	-	-	50	16
Debt Service						
Principal retirement	159	215	-	160	657	1,165
Interest and fiscal charges	-	54	-	6	-	101
Total expenditures	47,791	40,243	11,631	6,368	72,961	68,818
Excess (deficiencies) of revenues over (under) expenditures	5,984	16,566	(1,298)	(572)	10,357	13,613
OTHER FINANCING SOURCES (USES)						
Transfers in	265	273	1,923	1,923	25,620	24,942
Transfers out	(852)	(921)	(3,856)	(3,856)	(48,144)	(47,467)
Total other financing sources (uses)	(587)	(648)	(1,933)	(1,933)	(22,524)	(22,525)
Net change in fund balances	5,397	15,918	(3,231)	(2,505)	(12,167)	(8,912)
Fund balances - beginning	40,582	40,717	5,031	5,038	27,283	27,545
Fund balances - ending	$ 45,979	$ 56,635	$ 1,800	$ 2,533	$ 15,116	$ 18,633

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Tourist Development Trust Fund		Non - GAAP Transportation Trust		Non - GAAP All Hazards Protection	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ 47,885	$ 46,770	$ -	$ -	$ 5,750	$ 5,926
Licenses and permits	-	-	410	545	-	-
Intergovernmental	500	525	11,331	10,913	646	1,841
Charges for services	1,061	1,061	779	1,339	-	-
Fines and forfeitures	-	-	-	-	-	-
Impact fees	-	-	-	-	-	-
Special assessments	-	-	-	-	80	100
Investment earnings	565	2,272	80	132	50	315
Miscellaneous	150	151	2,318	2,653	-	-
Total revenues	50,161	50,779	14,918	15,582	6,526	8,182
EXPENDITURES						
Current						
General government	1,449	1,447	2,144	1,921	2,036	2,035
Public safety	-	-	-	-	4,104	3,580
Physical environment	-	-	-	-	-	-
Transportation	-	-	47,992	48,167	-	-
Economic environment	26,327	24,705	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	25	-	-	-	-
Capital outlay						
General government	-	-	5	17	-	-
Public safety	-	-	-	-	513	760
Physical environment	-	-	-	-	-	-
Transportation	-	-	5,588	3,084	-	-
Economic environment	7	10	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt Service						
Principal retirement	65	94	279	342	-	7
Interest and fiscal charges	-	5	16	24	-	1
Total expenditures	27,848	26,286	56,024	53,555	6,653	6,383
Excess (deficiencies) of revenues over (under) expenditures	22,313	24,493	(41,106)	(37,973)	(127)	1,799
OTHER FINANCING SOURCES (USES)						
Transfers in	4,613	4,575	39,540	39,540	23	30
Transfers out	(31,054)	(29,833)	-	-	(31)	(34)
Total other financing sources (uses)	(26,441)	(25,258)	39,540	39,540	(8)	(4)
Net change in fund balances	(4,128)	(765)	(1,566)	1,567	(135)	1,795
Fund balances - beginning	53,994	54,196	6,083	7,464	7,435	7,446
Fund balances - ending	$ 49,866	$ 53,431	$ 4,517	$ 9,031	$ 7,300	$ 9,241

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Impact Fees - Community Parks		Non - GAAP Impact Fees - Regional Parks		Non - GAAP Impact Fees - Roads	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Impact fees	3,679	-	2,700	-	50,126	-
Special assessments	-	-	-	-	-	-
Investment earnings	55	-	35	-	1,056	-
Miscellaneous	-	-	-	-	-	-
Total revenues	3,734	-	2,735	-	51,182	-
EXPENDITURES						
Current						
General government	15	-	10	-	321	-
Public safety	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay						
General government	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt Service						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	15	-	10	-	321	-
Excess (deficiencies) of revenues over (under) expenditures	3,719	-	2,725	-	50,861	-
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	-
Transfers out	(9,457)	(5,955)	(4,950)	(2,227)	(158,734)	(106,617)
Total other financing sources (uses)	(9,457)	(5,955)	(4,950)	(2,227)	(158,734)	(106,617)
Net change in fund balances	(5,738)	(5,955)	(2,225)	(2,227)	(107,873)	(106,617)
Fund balances - beginning	6,025	8,434	2,253	2,189	107,873	104,490
Fund balances - ending	$ 287	$ 2,479	$ 28	$ (38)	$ -	$ (2,127)

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Impact Fees - EMS		Impact Fees - Fire		Non - GAAP Impact Fees - School	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Impact fees	1,511	-	5,439	5,334	32,750	29,440
Special assessments	-	-	-	-	-	-
Investment earnings	36	-	24	39	635	505
Miscellaneous	-	-	-	-	-	-
Total revenues	1,547	-	5,463	5,373	33,385	29,945
EXPENDITURES						
Current						
General government	-	-	-	-	34,280	30,442
Public safety	-	-	5,463	5,373	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay						
General government	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt Service						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	-	5,463	5,373	34,280	30,442
Excess (deficiencies) of revenues over (under) expenditures	1,547	-	-	-	(895)	(497)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	498	498
Transfers out	(4,182)	(2,604)	-	-	-	-
Total other financing sources (uses)	(4,182)	(2,604)	-	-	498	498
Net change in fund balances	(2,635)	(2,604)	-	-	(397)	1
Fund balances - beginning	2,635	2,636	-	-	397	396
Fund balances - ending	$ -	$ 32	$ -	$ -	$ -	$ 397

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Animal Trust Fund		Non-GAAP Disaster Recovery		Non - GAAP Court Administration	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	1,012,059	86,545	-	-
Charges for services	5	8	-	-	4,165	4,845
Fines and forfeitures	-	-	-	-	-	-
Impact fees	-	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Investment earnings	15	53	-	-	30	101
Miscellaneous	90	187	-	-	410	383
Total revenues	110	248	1,012,059	86,545	4,605	5,329
EXPENDITURES						
Current						
General government	-	-	-	-	20,017	18,168
Public safety	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	1,012,059	86,544	-	-
Human services	442	349	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay						
General government	-	-	-	-	376	280
Public safety	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	1	-	-
Human services	-	25	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Debt Service						
Principal retirement	-	-	-	-	-	870
Interest and fiscal charges	-	-	-	-	-	127
Total expenditures	442	374	1,012,059	86,545	20,393	19,445
Excess (deficiencies) of revenues over (under) expenditures	(332)	(126)	-	-	(15,788)	(14,116)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	15,000	15,000	15,475	14,525
Transfers out	-	-	(15,000)	(15,000)	(150)	-
Total other financing sources (uses)	-	-	-	-	15,325	14,525
Net change in fund balances	(332)	(126)	-	-	(463)	409
Fund balances - beginning	1,327	1,328	-	-	1,356	1,488
Fund balances - ending	$ 995	$ 1,202	$ -	$ -	$ 893	$ 1,897

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Clerk of Circuit Court's Special Revenue		Non - GAAP Property Appraiser's Special Revenues	
	Final Budget	Actual	Final Budget	Actual
REVENUES				
Taxes	$ -	$ -	$ -	$ -
Licenses and permits	-	-	-	-
Intergovernmental	725	1,254	-	-
Charges for services	13,241	10,843	-	-
Fines and forfeitures	3,242	4,982	-	-
Impact fees	-	-	-	-
Special assessments	-	-	-	-
Investment earnings	700	1,782	-	-
Miscellaneous	-	87	-	-
Total revenues	17,908	18,948	-	-
EXPENDITURES				
Current				
General government	20,206	17,926	3,173	1,649
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Capital outlay				
General government	3,234	752	45	1,050
Public safety	-	-	-	-
Physical environment	-	-	-	-
Transportation	-	-	-	-
Economic environment	-	-	-	-
Human services	-	-	-	-
Culture and recreation	-	-	-	-
Debt Service				
Principal retirement	-	-	-	324
Interest and fiscal charges	-	-	-	84
Total expenditures	23,440	18,678	3,218	3,107
Excess (deficiencies) of revenues over (under) expenditures	(5,532)	270	(3,218)	(3,107)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	3,218	3,218
Transfers out	(481)	-	-	(111)
Total other financing sources (uses)	(481)	-	3,218	3,107
Net change in fund balances	(6,013)	270	-	-
Fund balances - beginning	6,013	14,157	-	-
Fund balances - ending	$ -	$ 14,427	$ -	$ -

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

SPECIAL REVENUE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Total		
	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES			
Taxes	$ 170,279	$ 172,414	$ 2,135
Licenses and permits	14,233	15,406	1,173
Intergovernmental	1,070,307	119,829	(950,478)
Charges for services	30,248	29,374	(874)
Fines and forfeitures	4,148	6,369	2,221
Impact fees	96,205	34,774	(61,431)
Special assessments	1,031	1,280	249
Investment earnings	4,983	10,428	5,445
Miscellaneous	25,854	4,243	(21,611)
Total revenues	1,417,288	394,117	(1,023,171)
EXPENDITURES			
Current			
General government	102,225	91,041	11,184
Public safety	39,216	37,491	1,725
Physical environment	10,483	7,573	2,910
Transportation	58,576	53,204	5,372
Economic environment	1,085,173	131,614	953,559
Human services	13,105	10,268	2,837
Culture and recreation	63,804	55,971	7,833
Capital outlay			
General government	5,252	2,363	2,889
Public safety	4,939	1,181	3,758
Physical environment	120	80	40
Transportation	5,588	3,084	2,504
Economic environment	7	11	(4)
Human services	-	25	(25)
Culture and recreation	575	247	328
Debt Service			
Principal retirement	1,160	3,177	(2,017)
Interest and fiscal charges	16	409	(393)
Total expenditures	1,390,239	397,739	992,500
Excess (deficiencies) of revenues over (under) expenditures	27,049	(3,622)	(30,671)
OTHER FINANCING SOURCES (USES)			
Transfers in	106,336	104,730	(1,606)
Transfers out	(279,290)	(216,081)	63,209
Total other financing sources (uses)	(172,954)	(111,351)	61,603
Net change in fund balances	(145,905)	(114,973)	30,932
Fund balances - beginning	310,079	331,630	21,551
Fund balances - ending	$ 164,174	$ 216,657	$ 52,483

See accompanying independent auditors' report.

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

DEBT SERVICE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non - GAAP Tourist Development Tax Revenue Bonds		Non - Ad Valorem Revenue Bonds		MSBU Projects Commercial Loan	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Investment earnings	$ 263	$ 327	$ 10	$ 301	$ -	$ -
Total revenues	263	327	10	301	-	-
EXPENDITURES						
Debt Service						
Principal retirement	2,525	2,525	12,380	12,380	329	283
Interest and fiscal charges	4,128	4,121	1,747	1,747	77	56
Total expenditures	6,653	6,646	14,127	14,127	406	339
Excess (deficiencies) of revenues over (under) expenditures	(6,390)	(6,319)	(14,117)	(13,826)	(406)	(339)
OTHER FINANCING SOURCES (USES)						
Transfers in	11,487	10,990	15,575	15,185	406	339
Transfers out	(4,533)	(4,513)	-	-	-	-
Total other financing sources (uses)	6,954	6,477	15,575	15,185	406	339
Net change in fund balances	564	158	1,458	1,359	-	-
Fund balances - beginning	9,628	9,628	13,417	13,417	-	-
Fund balances - ending	$ 10,192	$ 9,786	$ 14,875	$ 14,776	$ -	$ -

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

DEBT SERVICE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Local Option Gas Tax Revenue Bonds		Total		
	Final Budget	Actual	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES					
Investment earnings	$ 30	$ 43	$ 303	$ 671	$ 368
Total revenues	30	43	303	671	368
EXPENDITURES					
Debt Service					
Principal retirement	-	-	15,234	15,188	46
Interest and fiscal charges	4,629	4,629	10,581	10,553	28
Total expenditures	4,629	4,629	25,815	25,741	74
Excess (deficiencies) of revenues over (under) expenditures	(4,599)	(4,586)	(25,512)	(25,070)	442
OTHER FINANCING SOURCES (USES)					
Transfers in	4,629	4,586	32,097	31,100	(997)
Transfers out	-	-	(4,533)	(4,513)	20
Total other financing sources (uses)	4,629	4,586	27,564	26,587	(977)
Net change in fund balances	30	-	2,052	1,517	(535)
Fund balances - beginning	774	774	23,819	23,819	-
Fund balances - ending	$ 804	$ 774	$ 25,871	$ 25,336	$ (535)

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

CAPITAL PROJECTS FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non-GAAP Capital Improvement		Non-GAAP Special Assessment Districts Construction		Local Option Gas Tax Construction	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Licenses and permits	$ 200	$ 322	$ -	$ -	$ -	$ -
Intergovernmental	146,920	31,542	-	-	-	-
Charges for services	235	235	-	-	-	-
Impact fees	-	-	-	-	-	-
Investment earnings	1,690	5,066	4	39	1,000	3,007
Miscellaneous	112	630	-	-	-	-
Total revenues	149,157	37,795	4	39	1,000	3,007
EXPENDITURES						
Current						
General government	1,319	1,531	-	-	-	-
Physical environment	56,074	34,400	900	666	-	-
Transportation	-	-	-	-	-	-
Culture and recreation	36,235	15,224	-	-	-	-
Capital Outlay						
General government	60,035	29,998	-	-	-	-
Physical environment	101,197	1,346	-	-	-	-
Transportation	239	58	-	-	63,080	38,746
Culture and recreation	28,554	3,780	-	-	-	-
Debt Service						
Principal Retirement	-	252	-	-	-	-
Interest and fiscal charges	-	22	-	-	-	-
Total expenditures	288,029	86,651	900	666	63,080	38,746
Excess (deficiencies) of revenues over (under) expenditures	(138,872)	(48,856)	(896)	(627)	(62,080)	(35,739)
OTHER FINANCING SOURCES (USES)						
Transfers in	37,868	37,164	-	-	-	-
Transfers out	(2,749)	(2,734)	-	-	-	-
Total other financing sources (uses)	35,119	34,430	-	-	-	-
Net change in fund balances	(103,753)	(14,426)	(896)	(627)	(62,080)	(35,739)
Fund balances - beginning	154,070	154,324	932	931	73,537	73,537
Fund balances - ending	$ 50,317	$ 139,898	$ 36	$ 304	$ 11,457	$ 37,798

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

CAPITAL PROJECTS FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Human Services Grant Construction		Non-GAAP Library Construction Projects		Non-GAAP All Hazards Construction Projects	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Licenses and permits	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Impact fees	-	-	-	-	-	-
Investment earnings	-	2	25	386	3	13
Miscellaneous	-	-	-	-	-	-
Total revenues	-	2	25	386	3	13
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Culture and recreation	-	-	65	-	-	-
Capital Outlay						
General government	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	-
Culture and recreation	-	-	12,171	7,924	-	-
Debt Service						
Principal Retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	-	-	12,236	7,924	-	-
Excess (deficiencies) of revenues over (under) expenditures	-	2	(12,211)	(7,538)	3	13
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	582	582	-	-
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	-	-	582	582	-	-
Net change in fund balances	-	2	(11,629)	(6,956)	3	13
Fund balances - beginning	48	47	11,896	11,895	324	324
Fund balances - ending	$ 48	$ 49	$ 267	$ 4,939	$ 327	$ 337

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

CAPITAL PROJECTS FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non-GAAP Impact Fees Community Parks Construction		Non-GAAP Impact Fees Regional Parks Construction		Non-GAAP Impact Fees Road Construction	
	Final Budget	Actual	Final Budget	Actual	Final Budget	Actual
REVENUES						
Licenses and permits	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-
Impact fees	-	3,557	-	2,865	-	42,091
Investment earnings	81	466	10	329	791	6,891
Miscellaneous	-	-	-	-	-	50
Total revenues	81	4,023	10	3,194	791	49,032
EXPENDITURES						
Current						
General government	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	-	476
Culture and recreation	377	156	-	28	-	-
Capital Outlay						
General government	-	-	-	-	-	-
Physical environment	-	-	-	-	-	-
Transportation	-	-	-	-	131,172	11,222
Culture and recreation	8,632	2,240	6,629	216	-	-
Debt Service						
Principal Retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	9,009	2,396	6,629	244	131,172	11,698
Excess (deficiencies) of revenues over (under) expenditures	(8,928)	1,627	(6,619)	2,950	(130,381)	37,334
OTHER FINANCING SOURCES (USES)						
Transfers in	9,457	5,955	4,950	2,227	158,733	106,617
Transfers out	-	-	-	-	-	-
Total other financing sources (uses)	9,457	5,955	4,950	2,227	158,733	106,617
Net change in fund balances	529	7,582	(1,669)	5,177	28,352	143,951
Fund balances - beginning	4,151	4,152	4,517	4,517	47,800	47,800
Fund balances - ending	$ 4,680	$ 11,734	$ 2,848	$ 9,694	$ 76,152	$ 191,751

See accompanying independent auditors' report.

(continued)

Lee County, Florida

COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET (Non-GAAP Budgetary Basis) AND ACTUAL

CAPITAL PROJECTS FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Non-GAAP Impact Fees EMS Construction		Total		
	Final Budget	Actual	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES					
Licenses and permits	$ -	$ -	$ 200	$ 322	$ 122
Intergovernmental	-	-	146,920	31,542	(115,378)
Charges for services	-	-	235	235	-
Impact fees	-	344	-	48,857	48,857
Investment earnings	1	144	3,605	16,343	12,738
Miscellaneous	-	-	112	680	568
Total revenues	1	488	151,072	97,979	(53,093)
EXPENDITURES					
Current					
General government	-	-	1,319	1,531	(212)
Physical environment	-	-	56,974	35,066	21,908
Transportation	-	-	-	476	(476)
Culture and recreation	-	-	36,677	15,408	21,269
Capital Outlay					
General government	31	1	60,066	29,999	30,067
Physical environment	-	-	101,197	1,346	99,851
Transportation	-	-	194,491	50,026	144,465
Culture and recreation	-	-	55,986	14,160	41,826
Debt Service					
Principal Retirement	-	-	-	252	(252)
Interest and fiscal charges	-	-	-	22	(22)
Total expenditures	31	1	511,086	148,326	362,760
Excess (deficiencies) of revenues over (under) expenditures	(30)	487	(360,014)	(50,347)	309,667
OTHER FINANCING SOURCES (USES)					
Transfers in	4,182	2,604	215,772	155,149	(60,623)
Transfers out	(498)	(498)	(3,247)	(3,232)	15
Total other financing sources (uses)	3,684	2,106	212,525	151,917	(60,608)
Net change in fund balances	3,654	2,593	(147,489)	101,570	249,059
Fund balances - beginning	107	106	297,382	297,633	251
Fund balances - ending	$ 3,761	$ 2,699	$ 149,893	$ 399,203	$ 249,310

See accompanying independent auditors' report.



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ENTERPRISE FUNDS







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Enterprise Fund Descriptions

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises. The intent of the County is that costs of providing the goods or services to the general public on a continuous basis be financed or recovered primarily through user fees.

Port Authority- The Lee County Port Authority is used to account for the activities related to the operation of the County owned aviation facilities, including Southwest Florida International Airport and Page Field General Aviation Airport.

Water and Wastewater- The Lee County Water and Wastewater System is used to account for the activities related to the operation of the County owned water and wastewater system.

Transportation Facilities- The Lee County Transportation Facilities is used to account for the activities related to the operation of the County owned bridges connecting Sanibel and Captiva Islands to the mainland and the Cities of Cape Coral and Fort Myers.

Solid Waste- The Lee County Solid Waste System is used to account for the provision of Municipal Solid Waste disposal facilities to the general public.

Transit- The Lee County Transit System is used to account for the activities related to the operation of the Lee Tran bus system, a County-wide public transportation service.

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION - BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL
ENTERPRISE FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Port Authority		Water and Wastewater		Transportation Facilities	
	Budget	Actual	Budget	Actual	Budget	Actual
OPERATING REVENUES						
User fees	$ 106,096	$ 101,386	$ 137,756	$ 142,278	$ -	$ -
Tolls	-	-	-	-	59,007	55,081
Rentals and franchise fees	13,508	12,002	140	299	-	-
Concessions	74,110	70,026	-	-	-	-
Miscellaneous	576	533	1,892	2,385	2	2
Total operating revenues	194,290	183,947	139,788	144,962	59,009	55,083
Less: Rebates	(7,146)	(9,233)	-	-	-	-
Net operating revenues	187,144	174,714	139,788	144,962	59,009	55,083
OPERATING EXPENSES						
Salaries and wages	38,005	36,776	25,623	26,458	4,480	4,205
Employee benefits	11,701	10,568	8,041	8,359	1,761	1,650
Pension and OPEB expense	8,559	8,355	3,672	4,006	697	703
Contractual services, materials, and supplies	49,925	45,462	55,478	41,064	7,050	4,154
Utilities	7,044	6,719	8,273	7,652	303	321
Repairs and maintenance	4,798	4,706	6,426	12,459	196	342
Insurance	4,170	3,786	3,073	3,073	4,519	4,883
Other	4,735	3,067	5,733	6,343	2,735	2,187
Total operating expenses	128,937	119,439	116,319	109,414	21,741	18,445
Operating income (loss)	58,207	55,275	23,469	35,548	37,268	36,638
NON - OPERATING REVENUES (EXPENSES)						
Interest earnings	33,837	38,013	3,074	7,673	440	2,321
Special assessment collections	-	-	50	50	-	-
Grants	20,000	279	20,804	6,793	-	-
Bond proceeds	617,400	567,378	-	-	52,802	52,802
Interest expense	(46,513)	(43,756)	(5,256)	(5,324)	(2,367)	(2,461)
Excess fees - City of Sanibel	-	-	-	-	(350)	(1,478)
Capital outlay	(504,712)	(457,374)	(202,168)	(86,785)	(13,581)	(448)
Principal retirement	(32,758)	(17,453)	(21,511)	(22,218)	(7,215)	(7,329)
Payments to refunding escrow agent	-	-	-	-	(52,295)	(52,295)
Proceeds from disposal of capital assets	9	132	60	97	-	-
Passenger facility charges	25,325	20,765	-	-	-	-
Customer facility charges	31,986	22,712	-	-	-	-
Other revenues	200	515	230	1,133	327	1,467
Other expenses	(3,912)	(7,633)	(1)	(116)	(508)	(484)
Total non - operating revenues (expenses)	140,862	123,578	(204,718)	(98,697)	(22,747)	(7,905)
Income (loss) before contributions and transfers	199,069	178,853	(181,249)	(63,149)	14,521	28,733
Capital grants and contributions	30,561	27,124	51,769	28,830	-	-
Transfers in	282,328	180,648	54,255	40,447	86,011	87,430
Transfers out	(272,899)	(180,648)	(54,255)	(40,447)	(113,749)	(103,365)
Total contributions and transfers	39,990	27,124	51,769	28,830	(27,738)	(15,935)
Change in net position	239,059	205,977	(129,480)	(34,319)	(13,217)	12,798
Total net position - beginning	308,982	347,239	195,825	222,368	44,766	58,478
Total net position - ending	$ 548,041	$ 553,216	$ 66,345	$ 188,049	$ 31,549	$ 71,276

See accompanying independent auditor's report.

(continued)

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION - BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL
ENTERPRISE FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Solid Waste		Other Non-Major Transit		Total		
	Budget	Actual	Budget	Actual	Budget	Actual	Variance Positive (Negative)
OPERATING REVENUES							
User fees	$ 140,288	$ 144,807	$ 3,884	$ 3,797	$ 388,024	$ 392,268	$ 4,244
Tolls	-	-	-	-	59,007	55,081	(3,926)
Rentals and franchise fees	3,557	3,611	242	255	17,447	16,167	(1,280)
Concessions	-	-	-	-	74,110	70,026	(4,084)
Miscellaneous	10,691	13,263	2	8	13,163	16,191	3,028
Total operating revenues	154,536	161,681	4,128	4,060	551,751	549,733	(2,018)
Less: Rebates	-	-	-	-	(7,146)	(9,233)	(2,087)
Net operating revenues	154,536	161,681	4,128	4,060	544,605	540,500	(4,105)
OPERATING EXPENSES							
Salaries and wages	10,980	10,723	19,262	16,599	98,350	94,761	3,589
Employee benefits	3,514	3,511	6,948	7,021	31,965	31,109	856
Pension and OPEB expense	1,399	1,593	2,209	2,547	16,536	17,204	(668)
Contractual services, materials, and supplies	146,342	157,169	5,475	5,146	264,270	252,995	11,275
Utilities	1,734	1,611	558	477	17,912	16,780	1,132
Repairs and maintenance	2,878	3,798	2,785	1,704	17,083	23,009	(5,926)
Insurance	849	893	1,436	1,436	14,047	14,071	(24)
Other	2,520	2,764	1,502	1,603	17,225	15,964	1,261
Total operating expenses	170,216	182,062	40,175	36,533	477,388	465,893	11,495
Operating income (loss)	(15,680)	(20,381)	(36,047)	(32,473)	67,217	74,607	7,390
NON - OPERATING REVENUES (EXPENSES)							
Interest earnings	1,565	6,178	120	388	39,036	54,573	15,537
Special assessment collections	-	-	-	-	50	50	-
Grants	21,945	2,705	10,551	10,080	73,300	19,857	(53,443)
Bond proceeds	44,755	-	-	-	714,957	620,180	(94,777)
Interest expense	(800)	(804)	-	(7)	(54,936)	(52,352)	2,584
Excess fees - City of Sanibel	-	-	-	-	(350)	(1,478)	(1,128)
Capital outlay	(76,277)	(32,245)	(24,461)	(8,419)	(821,199)	(585,271)	235,928
Principal retirement	(7,425)	(7,499)	(135)	(138)	(69,044)	(54,637)	14,407
Payments to refunding escrow agent	-	-	-	-	(52,295)	(52,295)	-
Proceeds from disposal of capital assets	150	361	80	55	299	645	346
Passenger facility charges	-	-	-	-	25,325	20,765	(4,560)
Customer facility charges	-	-	-	-	31,986	22,712	(9,274)
Other revenues	-	39	18	85	775	3,239	2,464
Other expenses	-	-	-	-	(4,421)	(8,233)	(3,812)
Total non - operating revenues (expenses)	(16,087)	(31,265)	(13,827)	2,044	(116,517)	(12,245)	104,272
Income (loss) before contributions and transfers	(31,767)	(51,646)	(49,874)	(30,429)	(49,300)	62,362	111,662
Capital grants and contributions	2,693	1,810	25,546	9,276	110,569	67,040	(43,529)
Transfers in	44,796	23,956	24,766	24,666	492,156	357,147	(135,009)
Transfers out	(44,796)	(23,785)	-	-	(485,699)	(348,245)	137,454
Total contributions and transfers	2,693	1,981	50,312	33,942	117,026	75,942	(41,084)
Change in net position	(29,074)	(49,665)	438	3,513	67,726	138,304	70,578
Total net position - beginning	134,287	120,618	4,712	(6,658)	688,572	742,045	53,473
Total net position - ending	$ 105,213	$ 70,953	$ 5,150	$ (3,145)	$ 756,298	$ 880,349	$ 124,051

INTERNAL SERVICE FUNDS







Internal Service Fund Descriptions

Internal service funds are used to account for the financing of goods or services provided by one County department or agency to other County departments or agencies on a cost reimbursement basis, including depreciation.

Information Technology- To account for the costs of operating the County data processing facility and telephone communication system. Such costs are billed to other departments at estimated cost of operations, plus amounts for equipment replacement and additions.

Governmental Communications Network- To account for the costs of operating the radio communication system owned by the County. Such costs are billed to other departments at estimated cost of operations, plus amounts for equipment replacement and additions.

Self-Insurance Group Health and Dental- To account for the assessed premiums, claims, and administration of the County for group health and dental insurance. Such costs are billed to other departments and agencies at estimated cost of operations.

Self-Insurance General Liability- To account for the assessed premiums, claims, and administration of the County's risk management, including auto liability, workers' compensation, and property liability. Such costs are billed to other departments and agencies at estimated cost of operations.

Fleet Management- To account for the costs of operation for the repair and maintenance of County owned/leased vehicles and equipment. Such costs are billed to other departments at estimated cost of operations, plus amounts for equipment replacement and additions.

Sheriff's Internal Service- To account for the assessed premiums, claims, and administration of the Sheriff's group health insurance.

Tax Collector's Internal Service- To account for the health, life, dental, and prescription insurance services provided to employees and dependents as well as retirees of the Tax Collector on a cost-reimbursement basis.

Lee County, Florida
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
As of September 30, 2025

(amounts expressed in thousands)

	Information Technology	Governmental Communications Network	Self-Insurance: Group Health and Dental	Self-Insurance: General Liability	Fleet Management	Sheriff's Internal Service	Tax Collector's Internal Service	Total
ASSETS								
Current Assets:								
Cash, cash equivalents and investments	$ 13,259	$ 1,349	$ 9,380	$ 6,409	$ 4,942	$ 26,105	$ 3,348	$ 64,792
Receivables								
Accounts (net)	-	-	327	-	2	-	2	331
Leases	-	394	-	-	-	-	-	394
Accrued interest	10	7	12	7	4	-	-	40
Due from other funds	-	86	-	-	-	-	-	86
Due from other governments	3	-	154	-	13	-	-	170
Inventories	-	-	-	-	796	-	-	796
Prepaids	1,249	278	-	5,066	38	-	-	6,631
Total current assets	14,521	2,114	9,873	11,482	5,795	26,105	3,350	73,240
Noncurrent Assets:								
Receivables								
Leases	-	4,742	-	-	-	-	-	4,742
Capital assets:								
Non-depreciable								
Land, easements, and rights of way	-	-	-	-	510	-	-	510
Construction in progress	-	-	-	-	462	-	-	462
Depreciable/amortizable								
Buildings	625	311	-	-	3,227	-	-	4,163
Improvements	-	2	-	-	27	-	-	29
Equipment	10,800	20,788	-	-	48,641	-	-	80,229
Software	-	817	-	-	-	-	-	817
Infrastructure	-	283	-	-	-	-	-	283
Intangible right-to-use building	-	-	-	-	-	1,111	-	1,111
Intangible right-to-use machinery and equipment	5,243	-	-	-	-	-	-	5,243
Intangible right-to-use infrastructure	-	10,312	-	-	-	-	-	10,312
Intangible right-to-use SBITA	186	-	-	-	-	-	-	186
Less accumulated depreciation and amortization	(10,951)	(15,379)	-	-	(33,339)	(327)	-	(59,996)
Total noncurrent assets	5,903	21,876	-	-	19,528	784	-	48,091
Total assets	20,424	23,990	9,873	11,482	25,323	26,889	3,350	121,331
DEFERRED OUTFLOWS OF RESOURCES								
Unamortized pension costs and subsequent contributions	584	40	97	83	615	-	-	1,419
Unamortized other postemployment benefits costs	524	49	107	85	731	-	-	1,496
Total deferred outflows of resources	1,108	89	204	168	1,346	-	-	2,915

(continued)

Lee County, Florida
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
As of September 30, 2025

(amounts expressed in thousands)

	Information Technology	Governmental Communications Network	Self-Insurance Group Health and Dental	Self-Insurance General Liability	Fleet Management	Sheriff's Internal Service	Tax Collector's Internal Service	Total
LIABILITIES								
Current liabilities:								
Contracts and accounts payable	501	12	849	521	259	162	-	2,304
Accrued liabilities	78	7	13	11	81	-	-	190
Due to other governments	45	265	6	20	61	-	-	397
Accrued interest payable	74	84	-	-	-	-	-	158
Leases payable	1,047	135	-	-	-	75	-	1,257
SBITA payable	48	-	-	-	-	-	-	48
Self-insurance claims payable	-	-	11,413	2,892	-	3,170	521	17,996
Compensated absences	149	10	43	24	247	-	-	473
Other postemployment benefits liability	38	4	8	6	53	-	-	109
Total current liabilities	1,980	517	12,332	3,474	701	3,407	521	22,932
Noncurrent liabilities:								
Self-insurance claims payable	-	-	-	9,039	-	-	-	9,039
Compensated absences	107	7	31	16	166	-	-	327
Leases payable	1,285	9,756	-	-	-	796	-	11,837
Advances	-	-	15,000	-	-	-	-	15,000
Net pension liability	2,123	153	364	307	2,357	-	-	5,304
Other postemployment benefits liability	1,750	165	357	284	2,443	-	-	4,999
Total noncurrent liabilities	5,265	10,081	15,752	9,646	4,966	796	-	46,506
Total liabilities	7,245	10,598	28,084	13,120	5,667	4,203	521	69,438
DEFERRED INFLOWS OF RESOURCES								
Unamortized pension costs	458	34	80	67	523	-	-	1,162
Unamortized other postemployment benefits costs	1,618	153	330	263	2,259	-	-	4,623
Unamortized leases	-	4,894	-	-	-	-	-	4,894
Total deferred inflows of resources	2,076	5,081	410	330	2,782	-	-	10,679
NET POSITION								
Net investment in capital assets	3,523	7,244	-	-	19,512	-	-	30,279
Unrestricted (deficit)	8,688	1,156	(18,417)	(1,800)	(1,292)	22,686	2,829	13,850
Total net position	$ 12,211	$ 8,400	$ (18,417)	$ (1,800)	$ 18,220	$ 22,686	$ 2,829	$ 44,129

See accompanying independent auditor's report.

Lee County, Florida

COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

INTERNAL SERVICE FUNDS

For the Year Ended September 30, 2025

(amounts expressed in thousands)

	Information Technology	Governmental Communications Network	Self - Insurance Group Health and Dental	Self - Insurance General Liability	Fleet Management	Sheriff's Internal Service	Tax Collector's Internal Service	Total
OPERATING REVENUES								
User fees	$ 18,023	$ 3,536	$ 88,550	$ 19,055	$ 12,835	$ 49,381	$ 8,861	$ 200,241
Rentals and franchise fees	106	465	-	-	-	-	-	571
Total operating revenues	18,129	4,001	88,550	19,055	12,835	49,381	8,861	200,812
OPERATING EXPENSES								
Salaries and wages	2,847	235	493	405	2,889	-	-	6,869
Employee benefits	747	54	151	128	941	-	-	2,021
Pension and OPEB expense (benefit)	147	(239)	(1)	(48)	293	-	-	152
Contractual services, materials and supplies	7,438	1,123	4,575	439	3,763	1,854	500	19,692
Utilities	1,499	383	4	5	93	-	-	1,984
Repairs and maintenance	423	832	-	-	4,085	-	-	5,340
Insurance	32	1	-	10,480	92	3,883	117	14,605
Insurance claims	-	-	104,128	5,027	-	39,240	7,234	155,629
Other	554	108	264	67	530	1,494	-	3,017
Depreciation and amortization	2,785	1,209	-	-	3,315	97	-	7,406
Total operating expenses	16,472	3,706	109,614	16,503	16,001	46,568	7,851	216,715
Operating income (loss)	1,657	295	(21,064)	2,552	(3,166)	2,813	1,010	(15,903)
NON-OPERATING REVENUES (EXPENSES)								
Investment earnings	600	107	902	316	262	501	65	2,753
Grants	-	(135)	-	-	-	-	-	(135)
Interest expense	(149)	(437)	-	-	-	(40)	-	(626)
Gain (loss) on disposal of capital assets	(35)	6	-	-	296	-	-	267
Other revenues	241	-	3	-	21	-	-	265
Total non-operating revenues (expenses)	657	(459)	905	316	579	461	65	2,524
Income (loss) before transfers	2,314	(164)	(20,159)	2,868	(2,587)	3,274	1,075	(13,379)
Transfers in	-	-	-	-	4,000	-	-	4,000
Transfers out	(575)	(1,000)	-	-	-	-	-	(1,575)
Total transfers	(575)	(1,000)	-	-	4,000	-	-	2,425
Change in net position	1,739	(1,164)	(20,159)	2,868	1,413	3,274	1,075	(10,954)
Total net position - beginning - as previously reported	10,486	9,565	1,749	(4,664)	16,836	19,412	1,754	55,138
Change in accounting principle (GASB 101)	(14)	(1)	(7)	(4)	(29)	-	-	(55)
Total net position - beginning - as restated	10,472	9,564	1,742	(4,668)	16,807	19,412	1,754	55,083
Total net position - ending	$ 12,211	$ 8,400	$ (18,417)	$ (1,800)	$ 18,220	$ 22,686	$ 2,829	$ 44,129

See accompanying independent auditors' report.

Lee County, Florida
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Information Technology	Governmental Communications Network	Self-Insurance Group Health and Dental	Self-Insurance General Liability	Fleet Management	Sheriff's Internal Service Fund	Tax Collector's Internal Service Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES								
Receipts from customers and users	$ 364	$ 2,203	$ 15,535	$ 5	$ 118	$ -	$ -	$ 18,225
Receipts from interfund services provided	18,022	1,692	73,070	19,050	12,739	49,381	8,358	182,312
Payments to suppliers	(10,901)	(2,300)	(108,588)	(20,990)	(8,361)	(46,521)	(7,685)	(205,346)
Payments to employees	(3,480)	(221)	(599)	(527)	(3,545)	-	-	(8,372)
Payments for interfund services used	(555)	(75)	(148)	(121)	(1,025)	-	-	(1,924)
Net cash provided by (used in) operating activities	3,450	1,299	(20,730)	(2,583)	(74)	2,860	673	(15,105)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES								
Proceeds of loans from other funds	-	-	15,000	-	-	-	-	15,000
Repayment of interfund loans received	-	(135)	-	-	-	-	-	(135)
Transfer in	-	-	-	-	4,000	-	-	4,000
Transfer out	(575)	(1,000)	-	-	-	-	-	(1,575)
Net cash provided by (used in) noncapital financing activities	(575)	(1,135)	15,000	-	4,000	-	-	17,290
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES								
Capital asset purchases	(201)	(196)	-	-	(5,967)	-	-	(6,364)
Principal paid on bonds, loans, leases, and interfund loans	(2,415)	(113)	-	-	-	(68)	-	(2,596)
Interest paid on bonds, loans, leases, and interfund loans	(201)	(438)	-	-	-	(40)	-	(679)
Proceeds from sale of capital assets	-	5	-	-	306	-	-	311
Net cash (used in) capital and related financing activities	(2,817)	(742)	-	-	(5,661)	(108)	-	(9,328)
CASH FLOWS FROM INVESTING ACTIVITIES								
Interest on investments	613	110	923	322	268	501	65	2,802
Net cash provided by investing activities	613	110	923	322	268	501	65	2,802
Net increase (decrease) in cash and equity in pooled cash and investments	671	(468)	(4,807)	(2,261)	(1,467)	3,253	738	(4,341)
Cash and cash equivalents at beginning of year	12,588	1,817	14,187	8,670	6,409	22,852	2,610	69,133
Cash and cash equivalents at end of year	$ 13,259	$ 1,349	$ 9,380	$ 6,409	$ 4,942	$ 26,105	$ 3,348	$ 64,792
Classified as:								
Current assets	$ 13,259	$ 1,349	$ 9,380	$ 6,409	$ 4,942	$ 26,105	$ 3,348	$ 64,792

See accompanying independent auditors' report.

(continued)

Lee County, Florida
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Information Technology	Governmental Communications Network	Self-Insurance Group Health and Dental	Self-Insurance General Liability	Fleet Management	Sheriff's Internal Service Fund	Tax Collector's Internal Service Fund	Total
NON-CASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES								
Purchase of capital assets on account	$ -	$ -	$ -	$ -	$ 16	$ -	$ -	$ 16
Loss on disposal of capital assets	(35)	-	-	-	(10)	-	-	(45)
Capital assets acquired through lease	883	-	-	-	-	-	-	883
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:								
Operating income (loss)	$ 1,657	$ 295	$ (21,064)	$ 2,552	$ (3,166)	$ 2,813	$ 1,010	$ (15,903)
Adjustments to reconcile operating (loss) to net cash provided by (used in) operating activities:								
Depreciation and amortization	2,785	1,209	-	-	3,315	97	-	7,406
Other revenues	241	-	3	-	21	-	-	265
(Increase) decrease in accounts receivable	-	-	8	-	(1)	-	-	7
(Increase) in lease receivable	-	(19)	-	-	-	-	-	(19)
(Increase) decrease in due from other funds	-	(43)	-	-	4	-	-	(39)
(Increase) decrease in due from other governments	17	-	44	-	(1)	-	-	60
(Increase) in inventories	-	-	-	-	(36)	-	-	(36)
(Increase) decrease in other assets	(448)	54	-	(4,683)	(36)		-	(5,113)
Increase (decrease) in contracts and accounts payable	(555)	(10)	(1,752)	499	(111)	(10)	-	(1,939)
Increase (decrease) in accrued liabilities	8	2	1	-	-	-	(35)	(24)
(Decrease) in due to other funds	-	-	-	(1,446)	-	-	-	(1,446)
Increase (decrease) in due to other governments	6	137	1	5	(19)	-	-	130
Increase (decrease) in compensated absences	33	7	8	(16)	76	-	-	108
(Decrease) in deferred inflows related to leases	-	(43)	-	-	-	-	-	(43)
(Decrease) in net pension liability	(438)	(17)	(82)	(79)	(528)	-	-	(1,144)
(Increase) decrease in deferred outflows related to pensions	122	(7)	21	19	154	-	-	309
Increase in deferred inflows related to pensions	176	10	29	23	197	-	-	435
(Decrease) in total other postemployment benefits liability	(622)	(266)	(138)	(145)	(651)	-	-	(1,822)
Decrease in deferred outflows related to other postemployment benefits	110	65	25	29	96	-	-	325
Increase (decrease) in deferred inflows related to other postemployment benefits	358	(75)	67	34	612	-	-	996
Increase (decrease) in other liabilities	-	-	2,099	625	-	(40)	(302)	2,382
Total adjustments	1,793	1,004	334	(5,135)	3,092	47	(337)	798
Net cash provided by (used in) operating activities	$ 3,450	$ 1,299	$ (20,730)	$ (2,583)	$ (74)	$ 2,860	$ 673	$ (15,105)

See accompanying independent auditors' report.

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION - BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL
INTERNAL SERVICE FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Information Technology		Governmental Communications Network		Self-Insurance Group Health and Dental	
	Budget	Actual	Budget	Actual	Budget	Actual
OPERATING REVENUES						
User fees	$ 18,017	$ 18,023	$ 3,314	$ 3,535	$ 85,181	$ 88,550
Rentals and franchise fees	100	106	426	417	-	-
Total operating revenues	18,117	18,129	3,740	3,952	85,181	88,550
OPERATING EXPENSES						
Salaries and wages	2,817	2,814	62	229	553	485
Employee benefits	747	747	80	54	186	151
Pension and OPEB expense	438	441	32	51	83	77
Contractual services, materials, and supplies	7,981	7,576	1,311	1,321	4,689	4,575
Utilities	1,699	1,692	125	133	4	4
Repairs and maintenance	365	540	882	829	-	-
Insurance	32	32	1	1	-	-
Insurance claims	-	-	-	-	105,693	102,028
Other	564	554	102	108	298	264
Total operating expenses	14,643	14,396	2,595	2,726	111,506	107,584
Operating income (loss)	3,474	3,733	1,145	1,226	(26,325)	(19,034)
NON - OPERATING REVENUES (EXPENSES)						
Interest earnings	80	526	31	79	350	792
Grants	-	-	(148)	(135)	-	-
Interest expense	(44)	(201)	(483)	(438)	-	-
Capital outlay	(2,140)	(201)	(99)	(196)	-	-
Principal retirement	(3,262)	(2,415)	(562)	(113)	-	-
Proceeds from capital asset disposal	-	-	-	6	-	-
Other revenues	-	241	-	-	25,000	3
Total non - operating revenues (expenses)	(5,366)	(2,050)	(1,261)	(797)	25,350	795
Income (loss) before transfers	(1,892)	1,683	(116)	429	(975)	(18,239)
Transfers in	-	-	-	-	-	-
Transfers out	(575)	(575)	(1,000)	(1,000)	-	-
Total transfers	(575)	(575)	(1,000)	(1,000)	-	-
Change in net position	(2,467)	1,108	(1,116)	(571)	(975)	(18,239)
Total net position - beginning	11,486	14,106	1,645	552	12,292	13,182
Total net position - ending	$ 9,019	$ 15,214	$ 529	$ (19)	$ 11,317	$ (5,057)

See accompanying independent auditors' report.

(continued)

Lee County, Florida
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN
NET POSITION - BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL
INTERNAL SERVICE FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Self-Insurance General Liability		Fleet Management		Total		
	Budget	Actual	Budget	Actual	Budget	Actual	Variance Positive (Negative)
OPERATING REVENUES							
User fees	$ 19,054	$ 19,055	$ 12,704	$ 12,835	$ 138,270	$ 141,998	$ 3,728
Rentals and franchise fees	-	-	-	-	526	523	$ (3)
Total operating revenues	19,054	19,055	12,704	12,835	138,796	142,521	3,725
OPERATING EXPENSES							
Salaries and wages	404	421	2,955	2,813	6,791	6,762	29
Employee benefits	117	128	999	941	2,129	2,021	108
Pension and OPEB expense	65	70	410	409	1,028	1,048	(20)
Contractual services, materials, and supplies	541	441	3,504	3,831	18,026	17,744	282
Utilities	6	5	84	93	1,918	1,927	(9)
Repairs and maintenance	1	-	3,543	4,085	4,791	5,454	(663)
Insurance	14,288	15,161	92	92	14,413	15,286	(873)
Insurance claims	8,000	4,402	-	-	113,693	106,430	7,263
Other	84	67	529	530	1,577	1,523	54
Total operating expenses	23,506	20,695	12,116	12,794	164,366	158,195	6,171
Operating income (loss)	(4,452)	(1,640)	588	41	(25,570)	(15,674)	9,896
NON - OPERATING REVENUES (EXPENSES)							
Interest earnings	100	250	8	214	569	1,861	1,292
Grants	-	-	-	-	(148)	(135)	13
Interest expense	-	-	-	-	(527)	(639)	(112)
Capital outlay	-	-	(9,300)	(5,515)	(11,539)	(5,912)	5,627
Principal retirement	-	-	-	-	(3,824)	(2,528)	1,296
Proceeds from capital asset disposal	-	-	325	306	325	312	(13)
Other revenues	-	-	15	21	25,015	265	(24,750)
Total non - operating revenues (expenses)	100	250	(8,952)	(4,974)	9,871	(6,776)	(16,647)
Income (loss) before transfers	(4,352)	(1,390)	(8,364)	(4,933)	(15,699)	(22,450)	(6,751)
Transfers in	-	-	4,000	4,000	4,000	4,000	-
Transfers out	-	-	-	-	(1,575)	(1,575)	-
Total transfers	-	-	4,000	4,000	2,425	2,425	-
Change in net position	(4,352)	(1,390)	(4,364)	(933)	(13,274)	(20,025)	(6,751)
Total net position - beginning	7,290	5,168	6,154	4,348	38,867	37,356	(1,511)
Total net position - ending	$ 2,938	$ 3,778	$ 1,790	$ 3,415	$ 25,593	$ 17,331	$ (8,262)



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FIDUCIARY FUNDS







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Custodial Fund Descriptions

Custodial funds are used to account for assets held by the County in a fiduciary capacity for individuals, private organizations, and other governments.

Clerk of Circuit Court - To accurately account for the assets managed by the Clerk of Circuit Court in a fiduciary capacity on behalf of individuals, organizations, and other governments. The Clerk reports on the activities of five Custodial Funds: Fines and Forfeitures, Jury and Witness, Delinquent Tax, Registry of Court, and Cash Bonds and Deposits.

Tax Collector - To accurately account for the assets managed by the Tax Collector in a fiduciary capacity on behalf of individuals, organizations, and other governments. These assets are designated for various purposes, including the Fee Operating Fund, Ad Valorem Taxes, Individual Tax Certificates, Title and Registrations, Driver Licenses, Hunting and Fishing Licenses and Permits, Business Tax and Occupational Licenses, and Concealed Weapon Licenses.

Lee County, Florida
COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
As of September 30, 2025
(amounts expressed in thousands)

	Clerk of Circuit Court	Tax Collector	Total
ASSETS			
Cash, cash equivalents and investments	$ 38,199	$ 26,345	$ 64,544
Accounts receivable	-	13	13
Total Assets	38,199	26,358	64,557
LIABILITIES AND NET POSITION			
Contracts and accounts payable	27	-	27
Due to individuals	1	2,624	2,625
Due to other governments	6,739	23,734	30,473
Total Liabilities	6,767	26,358	33,125
Fiduciary Net Position Restricted for			
Individuals, organizations, and other governments	31,432	-	31,432
Total fiduciary net position	31,432	-	31,432
Total liabilities and fiduciary net position	$ 38,199	$ 26,358	$ 64,557

See accompanying independent auditors' report.

Lee County, Florida
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
For the Year Ended September 30, 2025
(amounts expressed in thousands)

	Clerk of Circuit Court	Tax Collector	Total
ADDITIONS			
Fees/Fines collected for other governments	$ 195,785	$ 1,843,810	$ 2,039,595
Registry and other deposits collected	50,133	-	50,133
Total additions	245,918	1,843,810	2,089,728
DEDUCTIONS			
Fees/Fines disbursed to other governments	195,785	1,843,810	2,039,595
Registry and other deposits disbursed	48,855	-	48,855
Total deductions	244,640	1,843,810	2,088,450
Change in fiduciary net position	1,278	-	1,278
Fiduciary net position - beginning	30,154	-	30,154
Fiduciary net position - ending	$ 31,432	$ -	$ 31,432

See accompanying independent auditors' report.

STATISTICAL SECTION







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Statistical Section Descriptions
(unaudited)

The statistical data presents detailed information as a context for understanding Lee County's overall financial health.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the County's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the County's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the County's current levels of outstanding debt, and the County's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the County's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the County's financial report relates to the services the government provides, and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.

Lee County, Florida
SCHEDULE 1
NET POSITION
Last Ten Fiscal Years
(dollars in thousands)

	2016	2017	2018[1]	2019	2020	2021[2]	2022	2023	2024	2025
Governmental Activities										
Net investment in capital assets	$ 1,516,589	$ 1,521,927	$ 1,574,297	$ 1,617,775	$ 1,664,219	$ 1,705,218	$ 1,730,632	$ 1,760,709	$ 1,837,103	$ 1,958,264
Restricted for:										
Capital projects	127,648	152,764	167,027	167,230	198,001	203,337	255,645	272,254	267,274	402,425
Debt service	10,011	10,110	22,154	11,609	11,777	11,873	12,626	13,411	14,580	16,519
Disaster recovery [3]	-	-	-	-	-	-	-	-	3,328	6,548
Inventory for resale	1,562	414	410	404	416	294	294	294	294	230
Special revenue funds	80,192	84,934	92,651	105,135	123,973	139,896	148,283	195,787	237,930	115,450
Unrestricted	(47,729)	(336,609)	(471,805)	(558,635)	(636,341)	(552,416)	(571,973)	(573,236)	(606,135)	(584,550)
Governmental activities net position	1,688,273	1,433,540	1,384,734	1,343,518	1,362,045	1,508,202	1,575,507	1,669,219	1,754,374	1,914,886
Business-type Activities										
Net investment in capital assets	1,123,905	1,162,447	1,167,094	1,205,238	1,247,707	1,291,191	1,365,024	1,420,375	1,571,639	1,742,555
Restricted for:										
Capital projects	84,864	98,620	123,244	141,619	134,613	123,254	123,937	121,719	119,339	147,620
Debt service	28,204	33,955	30,937	32,846	36,201	29,291	40,289	47,697	45,429	48,573
Renewal and replacement	24,135	26,120	28,154	23,728	25,710	50,851	42,920	35,535	39,007	39,022
Unrestricted	259,403	187,005	169,639	166,077	123,986	151,022	171,943	17,007	153,439	104,036
Business-type activities net position	1,520,511	1,508,147	1,519,068	1,569,508	1,568,217	1,645,609	1,744,113	1,642,333	1,928,853	2,081,806
Primary Government										
Net investment in capital assets	2,640,494	2,684,374	2,741,391	2,823,013	2,911,926	2,996,409	3,095,656	3,181,084	3,408,742	3,700,819
Restricted for:										
Capital projects	212,512	251,384	290,271	308,849	332,614	326,591	379,582	393,973	386,613	550,045
Debt service	38,215	44,065	53,091	44,455	47,978	41,164	52,915	61,108	60,009	65,092
Disaster recovery [3]	-	-	-	-	-	-	-	-	3,328	6,548
Inventory for resale	1,562	414	410	404	416	294	294	294	294	230
Special revenue funds	80,192	84,934	92,651	105,135	123,973	139,896	148,283	195,787	237,930	115,450
Renewal and replacement	24,135	26,120	28,154	23,728	25,710	50,851	42,920	35,535	39,007	39,022
Unrestricted	211,674	(149,604)	(302,166)	(392,558)	(512,355)	(401,394)	(400,030)	(556,229)	(452,696)	(480,514)
Total primary government net position	$ 3,208,784	$ 2,941,687	$ 2,903,802	$ 2,913,026	$ 2,930,262	$ 3,153,811	$ 3,319,620	$ 3,311,552	$ 3,683,227	$ 3,996,692

Note: Accounting standards require that net position be reported in three components in the financial statements: net investment in capital assets, restricted, and unrestricted.

[1] Fiscal Year 2018 balances are restated due to a prior period adjustment related to OPEB.

[2] Fiscal Year 2021 reflects cumulative prior period adjustments for Sheriff claims payable, Sheriff unearned revenues, and the implementation of GASB 84.

[3] Fiscal Year 2024 broke out Disaster recovery

Lee County, Florida
SCHEDULE 2
CHANGES IN NET POSITION
Last Ten Fiscal Years
(dollars in thousands)

	2016	2017	2018[2]	2019	2020	2021[3]	2022	2023	2024	2025
Expenses										
Governmental Activities:										
General government	$ 228,779	$ 216,689	$ 259,143	$ 256,680	$ 326,768	$ 327,543	$ 324,127	$ 397,911	$ 377,307	$ 342,933
Public safety	234,012	261,812	281,579	296,367	295,003	270,408	330,695	392,873	425,266	465,150
Physical environment	13,251	13,961	15,393	21,293	16,617	16,160	20,561	31,986	32,004	61,945
Transportation	56,614	66,170	66,161	75,011	76,784	73,550	74,652	86,481	104,477	103,748
Economic environment	28,571	30,898	34,395	34,064	28,478	31,403	37,738	40,110	64,187	137,828
Human services	21,528	22,379	27,512	23,532	24,628	33,767	27,658	32,690	29,258	33,346
Culture and recreation	79,514	81,038	94,304	94,958	86,737	83,611	93,904	102,508	107,922	100,608
Interest on long-term debt	10,494	10,125	9,682	9,387	6,771	6,389	7,554	11,403	11,722	10,914
Total governmental activities expenses	672,763	703,072	788,169	811,292	861,786	842,831	916,889	1,095,962	1,152,143	1,256,472
Business-type Activities:										
Airport	118,403	118,706	117,411	119,464	123,601	114,349	127,838	157,683	161,971	191,638
Water and wastewater	107,311	112,498	122,288	137,374	136,499	130,186	144,753	160,107	161,912	164,408
Transit	28,713	30,816	34,879	35,914	32,767	33,415	31,736	40,085	37,879	40,614
Transportation facilities	23,191	23,457	21,118	26,177	23,238	25,408	29,043	25,607	32,584	20,458
Solid waste	90,159	96,222	130,399	105,596	103,896	104,506	115,314	283,893	154,498	195,544
Total business-type activities expenses	367,777	381,699	426,095	424,525	420,001	407,864	448,684	667,375	548,844	612,662
Total primary government expenses	$ 1,040,540	$ 1,084,771	$ 1,214,264	$ 1,235,817	$ 1,281,787	$ 1,250,695	$ 1,365,573	$ 1,763,337	$ 1,700,987	$ 1,869,134
Program Revenues										
Governmental Activities:										
Charges for services:										
General government	$ 73,047	$ 70,823	$ 72,749	$ 74,266	$ 74,626	$ 83,955	$ 83,996	$ 87,833	$ 92,406	$ 100,824
Public safety	43,416	41,992	47,012	47,215	44,933	46,608	48,703	51,326	45,754	80,999
Physical environment	2,039	2,088	2,336	2,588	2,529	2,602	2,910	3,163	3,689	4,554
Transportation	1,024	1,225	1,107	1,471	1,700	5,167	1,618	2,082	1,556	3,273
Economic environment	440	495	633	170	211	88	56	327	116	0
Human services	2,542	2,643	2,717	2,807	2,620	2,677	2,976	2,979	2,934	3,057
Culture and recreation	6,276	6,343	6,306	6,463	5,339	6,156	7,128	4,013	7,064	7,806
Operating grants and contributions	35,317	35,515	36,129	36,030	103,754	137,039	100,373	170,261	160,601	243,609
Capital grants and contributions	13,870	16,327	14,871	28,071	21,755	66,888	79,660	82,967	92,424	92,816
Governmental activities program revenues	177,971	177,451	183,860	199,081	257,467	351,180	327,420	404,951	406,544	536,938
Business-type Activities:										
Charges for services:										
Airport	111,544	115,401	119,945	123,102	99,562	119,741	148,684	142,803	174,053	217,891
Water and wastewater	108,034	112,021	112,614	115,469	116,654	117,183	117,888	116,340	127,532	144,962
Transit	4,052	4,015	4,063	4,129	2,923	3,262	3,489	3,560	4,247	4,057
Transportation facilities	44,792	44,365	45,678	46,806	42,461	43,399	55,225	41,221	59,145	55,083
Solid waste	76,078	81,541	91,426	93,966	90,415	105,539	125,579	145,344	147,035	158,073
Operating grants and contributions	8,012	6,876	7,206	10,784	50,781	29,258	34,264	77,619	143,601	20,938
Capital grants and contributions	57,482	55,114	45,668	59,398	44,475	72,549	85,783	68,172	103,435	93,736
Business-type activities program revenues	409,994	419,333	426,600	453,654	447,271	490,931	570,912	595,059	759,048	694,740
Total primary government program revenues	$ 587,965	$ 596,784	$ 610,460	$ 652,735	$ 704,738	$ 842,111	$ 898,332	$ 1,000,010	$ 1,165,592	$ 1,231,678

(continued)
(continued)

Lee County, Florida
SCHEDULE 2
CHANGES IN NET POSITION
Last Ten Fiscal Years
(dollars in thousands)

	2016	2017	2018[2]	2019	2020	2021[3]	2022	2023	2024	2025
Net (Expense) Revenue[1]										
Governmental Activities	$ (494,792)	$ (525,621)	$ (604,309)	$ (612,211)	$ (604,319)	$ (491,651)	$ (589,469)	$ (691,011)	$ (745,599)	$ (719,534)
Business-type Activities	42,217	37,634	505	29,129	27,270	83,067	122,228	(72,316)	210,204	82,078
Total primary government net expense	$ (452,575)	$ (487,987)	$ (603,804)	$ (583,082)	$ (577,049)	$ (408,584)	$ (467,241)	$ (763,327)	$ (535,395)	$ (637,456)
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Taxes										
Property taxes	$ 308,241	$ 328,696	$ 356,849	$ 372,865	$ 397,610	$ 425,375	$ 437,992	$ 495,744	$ 540,769	$ 616,519
Gas taxes	20,404	20,860	21,244	21,440	20,364	22,530	23,713	26,326	25,179	25,403
Tourist taxes	39,638	39,651	42,346	42,584	37,990	52,822	66,843	36,711	44,261	46,770
Communication taxes	8,705	9,470	7,426	7,299	6,894	6,540	6,721	6,822	6,688	7,007
Franchise fees	17,369	17,209	17,494	18,362	18,176	18,775	22,705	25,937	25,240	25,919
Local Business taxes	-	888	972	985	933	929	831	866	875	547
Unrestricted grants and contributions	63,286	65,326	75,186	73,969	70,123	84,359	104,269	111,962	103,302	99,266
Investment earnings	4,728	6,109	10,223	20,172	11,113	1,030	(37,478)	42,555	77,103	57,110
Miscellaneous	10,292	9,163	17,791	10,900	15,085	8,964	14,183	34,188	30,521	17,885
Transfers	(1,083)	(139)	5,972	2,419	44,558	13,977	16,918	3,612	(23,184)	(8,902)
Total governmental activities general revenues and transfers	471,580	497,233	555,503	570,995	622,846	635,301	656,697	784,723	830,754	887,524
Business-type Activities:										
Property taxes	1,257	1,864	2,142	2,103	2,266	2,803	3,169	1	-	-
Franchise fees	1,984	2,464	2,328	2,366	2,383	2,652	2,664	3,025	3,457	3,608
Investment earnings	3,129	5,210	9,557	17,156	9,465	704	(14,145)	42,401	43,952	57,372
Miscellaneous	1,559	1,921	2,361	2,105	1,883	2,143	1,506	3,446	8,767	2,630
Special item-loss on discontinued project	-	-	-	-	-	-	-	(74,725)	(3,044)	(711)
Transfers	1,083	139	(5,972)	(2,419)	(44,558)	(13,977)	(16,918)	(3,612)	23,184	8,902
Total Business-type activities general revenues, special item, and transfers	9,012	11,598	10,416	21,311	(28,561)	(5,675)	(23,724)	(29,464)	76,316	71,801
Total primary government general revenues, special item, and transfers	$ 480,592	$ 508,831	$ 565,919	$ 592,306	$ 594,285	$ 629,626	$ 632,973	$ 755,259	$ 907,070	$ 959,325
Change in Net Position										
Governmental activities	$ (23,212)	$ (28,388)	$ (48,806)	$ (41,216)	$ 18,527	$ 143,650	$ 67,228	$ 93,712	$ 85,155	$ 167,990
Business-type activities	51,229	49,232	10,921	50,440	(1,291)	77,392	98,504	(101,780)	286,520	153,879
Total primary government	$ 28,017	$ 20,844	$ (37,885)	$ 9,224	$ 17,236	$ 221,042	$ 165,732	$ (8,068)	$ 371,675	$ 321,869

[1] Net (expense)/revenue is the difference between the expenses and program revenues of a function or program. It indicates the degree to which a function or program is supported with its own fees and program-specific grants versus its reliance upon funding from taxes and other general revenues. Numbers in parentheses indicate that expenses were greater than program revenues and therefore general revenues were needed to finance that function or program. Numbers without parentheses mean that program revenues were more than sufficient to cover expenses.

[2] Fiscal Year 2018 balances are restated due to a prior period adjustment related to OPEB

[3] Fiscal Year 2021 reflects cumulative prior period adjustments for Sheriff claims payable, Sheriff unearned revenues, and the implementation of GASB 84.

Lee County, Florida
SCHEDULE 3
FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(amounts expressed in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 292	$ 321	$ 346	$ 375	$ 363	$ 391	$ 3,452	$ 5,761	$ 7,007	$ 482
Restricted	1,562	414	410	404	416	294	294	294	161,426	147,948
Committed	6	6	-	-	-	-	-	-	-	-
Assigned	7,069	5,309	18,824	17,613	20,314	32,760	50,184	106,181	121,165	62,778
Unassigned	123,980	115,198	124,485	115,390	125,317	161,943	124,788	57,450	20,086	73,878
Total General Fund	$ 132,909	$ 121,248	$ 144,065	$ 133,782	$ 146,410	$ 195,388	$ 178,718	$ 169,686	$ 309,684	$ 285,086
All Other Governmental Funds										
Nonspendable	$ 2,532	$ 2,654	$ 2,123	$ 2,247	$ 2,788	$ 3,037	$ 3,078	$ 13,512	$ 3,612	$ 19,505
Restricted	223,656	254,943	277,259	286,342	338,500	361,106	522,706	580,364	596,197	574,936
Committed	210,498	211,145	166,648	165,135	175,495	180,739	183,911	217,026	240,672	208,537
Assigned	4,161	2,319	1,432	-	549	2,590	3,087	-	-	-
Unassigned	-	(1,298)	-	(263)	-	-	-	(3,868)	(335)	(19)
Total All Other Governmental Funds	$ 440,847	$ 469,763	$ 447,462	$ 453,461	$ 517,332	$ 547,472	$ 712,782	$ 807,034	$ 840,146	$ 802,959

Lee County, Florida
SCHEDULE 4
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(amounts expressed in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REVENUES										
Taxes	$ 394,357	$ 416,774	$ 446,331	$ 463,535	$ 481,967	$ 526,971	$ 558,805	$ 592,406	$ 643,012	$ 722,165
Licenses and permits	9,233	9,295	12,071	11,722	12,859	13,450	14,468	18,455	18,538	18,649
Intergovernmental	101,013	102,020	112,060	115,583	177,696	225,644	206,207	274,017	266,818	330,383
Charges for services	88,982	84,535	86,357	88,438	83,698	93,008	93,031	88,884	87,019	129,306
Fines and forfeitures	1,545	1,373	2,784	1,955	751	1,184	2,316	1,966	6,412	6,433
Impact fees	5,262	6,455	10,266	13,538	19,756	59,249	73,875	78,159	83,991	83,631
Special assessments	1,241	1,174	1,053	1,113	1,178	5,093	1,388	1,424	822	2,628
Investment earnings [2]	-	-	-	-	-	-	(35,324)	40,778	73,164	54,357
Miscellaneous	14,199	16,437	22,591	30,827	26,293	12,625	17,580	16,910	17,868	21,252
Total revenues	615,832	638,063	693,513	726,711	804,198	937,224	932,346	1,112,999	1,197,644	1,368,804
EXPENDITURES										
Current										
General government	143,421	148,668	158,679	167,210	223,367	292,222	267,699	307,264	291,474	304,698
Public safety	218,168	233,305	241,734	260,869	254,514	261,375	319,167	360,589	401,134	446,812
Physical environment	10,770	10,858	13,747	18,340	12,645	12,571	17,995	26,888	25,096	59,343
Transportation	33,938	35,953	44,160	48,203	49,177	48,554	48,959	56,037	73,312	77,227
Economic environment	27,672	30,432	31,580	32,513	27,109	34,397	37,317	38,616	64,159	138,723
Human services	21,055	21,200	21,908	22,809	22,982	25,126	26,842	28,324	30,733	34,061
Culture and recreation	63,220	63,539	65,701	71,225	70,718	74,661	82,258	84,175	93,973	96,493
Capital outlay	41,222	47,375	105,447	88,537	93,160	94,139	75,216	112,355	193,758	228,459
Debt service										
Principal retirement	10,823	19,680	11,211	12,726	13,119	16,986	15,300	20,009	23,767	34,363
Interest and fiscal charges	11,573	11,822	11,229	10,849	9,593	8,640	8,405	13,015	12,601	12,268
Bond issuance costs	-	-	-	13	651	30	490	170	-	-
Total expenditures	581,862	622,832	705,396	733,294	777,035	868,701	899,648	1,047,442	1,210,007	1,432,447
Excess (deficiencies) of revenues over (under) expenditures	33,970	15,231	(11,883)	(6,583)	27,163	68,523	32,698	65,557	(12,363)	(63,643)
OTHER FINANCING SOURCES (USES)										
Transfers in	113,737	158,782	123,017	145,520	179,133	168,199	227,065	209,754	190,579	325,109
Transfers out	(116,820)	(156,758)	(117,174)	(144,063)	(139,575)	(158,420)	(213,254)	(210,142)	(216,763)	(336,436)
Insurance recoveries	-	-	5,580	-	-	-	-	10,316	15,000	780
Debt issuance	-	1,284	433	617	75,655	-	101,179	736	177,263	5,762
Lease issuance	5,169	-	543	225	8,939	-	952	3,799	6,713	2,203
SBITA issuance	-	-	-	-	-	-	-	5,200	12,681	4,440
Bond premium	-	-	-	-	10,791	424	-	-	-	-
Payments to refunding escrow agent	-	(1,284)	-	-	(85,607)	-	-	-	-	-
Total other financing sources (uses)	2,086	2,024	12,399	2,299	49,336	10,203	115,942	19,663	185,473	1,858
Net change in fund balances	$ 36,056	$ 17,255	$ 516	$ (4,284)	$ 76,499	$ 78,726	$ 148,640	$ 85,220	$ 173,110	$ (61,785)
Debt service as a percentage of noncapital expenditures [1]	4.1%	5.5%	3.7%	3.7%	3.3%	3.3%	2.9%	3.5%	3.6%	3.9%

[1] Total debt service for this calculation excludes bond issuance cost.

[2] Investment earnings broken out from Miscellaneous beginning 2023

Lee County, Florida
SCHEDULE 5
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	Real Property			Personal Property	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value [1]
	Residential Property	Commercial Property	Other						
2016	51,150,460	7,689,622	679,027	3,125,423	23,821,441	38,823,091	5.6553	83,340,551	75.17%
2017	55,534,938	8,336,070	662,497	3,353,902	28,254,649	39,632,758	5.5553	96,920,144	70.04%
2018	60,650,938	8,739,931	911,373	3,736,873	30,507,410	43,531,705	5.5553	105,312,245	70.30%
2019	64,378,130	9,392,793	739,364	3,961,567	30,240,763	48,231,091	5.4553	109,528,126	71.65%
2020	68,488,438	10,036,079	882,711	4,123,167	31,272,043	52,258,352	5.4553	115,661,449	72.22%
2021	72,543,957	10,463,245	923,434	4,993,152	31,728,500	57,195,288	5.4553	121,857,664	72.97%
2022	78,144,197	11,912,661	983,748	4,960,228	36,140,528	59,860,306	4.4030	133,025,841	72.17%
2023	92,628,749	13,622,632	1,077,640	5,275,483	67,089,735	45,514,769	4.3030	180,629,897	62.34%
2024	98,057,866	15,360,525	1,194,592	5,950,663	82,524,087	38,039,559	4.3030	203,988,740	59.10%
2025	113,402,312	17,099,331	1,371,543	6,255,074	80,439,445	57,688,815	4.2677	212,312,632	65.06%

Source: Lee County Property Appraiser

[1] Includes tax-exempt property

Lee County, Florida
SCHEDULE 6
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
(PER $1,000 OF ASSESSED VALUE)
Last Ten Fiscal Years

	Direct Rates				Overlapping Rates								
Fiscal Year	General	Library	All Hazards	Total Direct Tax Rate	Special Districts [1]	Lee County School Board	City of Cape Coral [2]	City of Sanibel [2]	City of Fort Myers	Town of Fort Myers Beach	Town of Bonita Springs	Village of Estero [3]	Other Special Districts [4]
2016	4.9904	0.5956	0.0693	5.6553	0.6605	7.2850	6.9570	2.3105	8.7760	0.8000	0.8173	0.8398	.0549 - 4.0000
2017	4.8904	0.5956	0.0693	5.5553	0.6361	6.9890	6.7500	2.3013	8.7500	0.8000	0.8173	0.7998	.0650 - 4.0000
2018	4.8904	0.5956	0.0693	5.5553	0.6542	6.6790	6.7500	2.2797	8.6500	0.8700	0.8173	0.7798	.0572 - 3.9000
2019	4.8904	0.4956	0.0693	5.4553	0.6205	6.4010	6.7500	2.2186	8.4500	0.8700	0.8173	0.7750	.0555 - 3.7500
2020	4.8904	0.4956	0.0693	5.4553	0.5958	6.1470	6.5503	2.1855	8.2500	0.9500	0.8173	0.7726	.0661 - 3.8000
2021	4.8904	0.4956	0.0693	5.4553	0.5729	6.0580	6.6750	2.1818	7.9643	0.9500	0.8173	0.7726	0.0471-3.6000
2022	3.8623	0.4714	0.0693	4.4030	0.5640	5.8910	6.2971	2.1584	7.5875	0.9500	0.8173	0.7700	0.0471-3.7500
2023	3.7623	0.4714	0.0693	4.3030	0.5220	5.5570	5.4165	2.1523	6.9999	0.9900	0.8000	0.7500	0.0478-4.1000
2024	3.7623	0.4714	0.0693	4.3030	0.5212	5.4300	5.5369	2.6929	6.6999	0.9900	0.8173	0.7400	0.0495-4.7999
2025	3.7623	0.4361	0.0693	4.2677	0.5095	5.2860	5.3979	2.6369	6.5255	0.9900	0.8470	0.7300	0.0320-5.5000

Source: Lee County Property Appraiser

[1] Includes South Florida Water Management, Hyacinth Control, Mosquito Control and West Coast Inland Waterway.

[2] Millages include levies for operating and debt service costs.

[3] The Village of Estero was incorporated in December 2014. Their first property tax assessment was in 2016.

[4] Includes fire protection districts and lighting and improvement districts located throughout the unincorporated sections of Lee County.

Lee County, Florida
SCHEDULE 7
PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Ago
(dollars in thousands)

	2025			2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Christian & Missionary Alliance, Inc.	$ 219,773,498	1	0.154%	$ 118,381	2	0.199%
Jamaica Bay Venture III LLC	131,969,350	2	0.092%			
W TC75 Owner IX LP	129,657,755	3	0.091%			
Coconut Point Developers LLC	118,013,177	4	0.083%	172,093	1	0.289%
LNX 1 Properties LLC	117,618,488	5	0.082%			
Real Sub LLC	109,117,504	6	0.076%			
GCTC Property LP	108,808,541	7	0.076%			
Pulte Home Company LP	103,325,077	8	0.072%			
Legacy Gateway 60 LLC	97,182,884	9	0.068%			
Wal-mart Stores East LP	92,907,967	10	0.065%			
Miromar Outlet West LLC				95,655	4	0.161%
Gulf Coast Town Center CMBS				99,239	3	0.167%
Edison Mall LLC				81,699	5	0.137%
Bell Tower Shops LLC				64,084	6	0.108%
Lennar Homes Inc				49,283	9	0.083%
International Capital Investments				54,389	7	0.091%
Del Tura Golf and Country Club				52,818	8	0.089%
Bonita Springs Retirement Village				48,741	10	0.082%
Total	$ 1,228,374,241		0.859%	$ 836,382		1.406%

Source: Lee County Property Appraiser

Lee County, Florida
SCHEDULE 8
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year Ended September 30	Taxes Levied for the Fiscal Year[1]	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount[2]	Percentage of Levy		Amount	Percentage of Levy
2016	316,672	304,630	96.20%	(78)	304,552	96.17
2017	336,533	323,892	96.24%	(344)	323,548	96.14
2018	367,004	352,046	95.92%	25	352,071	95.93
2019	382,202	367,536	96.16%	45	367,581	96.17
2020	407,406	391,718	96.15%	(170)	391,548	96.11
2021	436,447	419,287	96.07%	11	419,298	96.07
2022	449,067	431,313	96.05%	(170)	431,143	96.01
2023	512,927	506,565	98.76%	3	506,568	98.76
2024	550,933	550,740	99.96	(7)	550,733	99.96
2025	627,271	626,870	99.94		626,870	99.94

Source: Lee County Tax Collector

Notes: [1] These tax levies are for funds for County purposes, excluding School Board, municipalities, and other independent special districts.

[2] Property taxes become due and payable on November 1 of each year and are delinquent on April 1 of the following year. A four percent discount is allowed if the taxes are paid in November, with the discount declining by one percent each month thereafter. Accordingly, taxes collected will not equal 100 percent of the tax levy. Tax certificates for the full amount of any unpaid taxes and assessments must be sold no later than June 1 of the following year.

Lee County, Florida
SCHEDULE 9
RATIO OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years
(dollars in thousands)

	General Bonded Debt							Other Governmental Activities Debt					
Fiscal Year	Capital Revenue Bonds	Gas Tax Bonds	Tourist Development Tax Bonds	Non Advalorem	Total	Percentage of Estimated Actual Taxable Property Value[1]	Per Capita [2]	Leases[5]	SBITA's[5]	Line of Credit	Notes	Financed Purchase Obligations[3]	Other[6]
2016	$ 2,390	$ -	$ 122,967	$ 99,158	$ 224,515	0.27%	0.33	$ -	$ -	$ -	$ 46,064	$ 5,885	$ -
2017	-	-	121,823	91,875	213,698	0.22%	0.31	-	-	-	36,091	5,164	-
2018	-	-	120,550	82,428	202,978	0.19%	0.28	-	-	433	34,707	4,921	-
2019	-	-	119,172	78,771	197,943	0.18%	0.27	-	-	406	26,883	4,251	-
2020	-	-	121,148	75,015	196,163	0.17%	0.26	-	-	-	19,123	12,492	-
2021	-	-	118,581	71,155	189,736	0.16%	0.24	19,285	-	-	11,127	8,026	-
2022	-	100,564	116,290	67,197	284,051	0.21%	0.35	19,559	7,694	-	2,698	7,018	-
2023	-	100,148	113,818	54,791	268,757	0.15%	0.34	23,592	11,783	250	1,994	5,870	-
2024	-	99,800	111,223	42,089	253,112	0.12%	0.31	26,651	16,886	-	26,403	11,467	144,432
2025	-	99,437	107,886	29,078	236,401	0.11%	0.28	26,342	12,027	-	26,119	13,355	139,133

	Business-Type Activities Debt											
Fiscal Year	Port Authority Revenue Bonds	Solid Waste Revenue Bonds	Transportation Facilities Revenue Bonds	Water and Wastewater Revenue Bonds	Port Authority LOC	Notes	Financed Purchase Obligations[3]	Leases[5]	SBITA's[5]	Total Primary Government[4]	Percentage of Personal Income[4]	Per Capita[2]
2016	$ 290,836	$ 76,994	$ 118,159	$ 187,482	$ -	$ 54,633	$ 2,022	$ -	$ -	$ 1,006,590	3.22%	1.48
2017	280,656	75,358	112,439	178,850	-	61,956	1,513	-	-	965,725	2.92%	1.38
2018	270,080	68,451	106,681	169,873	-	79,216	995	-	-	938,335	2.55%	1.31
2019	258,920	61,417	99,839	160,544	-	79,821	464	-	-	890,488	2.30%	1.21
2020	238,487	54,248	92,848	155,063	11,000	74,903	-	-	-	854,327	2.13%	1.14
2021	225,398	46,936	85,711	143,963	18,850	69,455	-	70	-	818,557	1.89%	1.05
2022	465,510	39,484	78,428	132,556	9,008	63,100	677	46	4,538	1,114,367	2.25%	1.39
2023	453,082	31,885	70,981	120,894	-	56,675	1,227	66	4,068	1,051,124	2.01%	1.31
2024	431,432	24,134	63,203	108,772	-	93,159	927	391	4,829	1,205,798	2.19%	1.46
2025	975,601	16,235	51,946	96,362	-	84,297	618	253	6,403	1,685,092	2.78%	2.01

Note - Details regarding the County's outstanding debt can be found in the notes to the financial statements.

(1) See Schedule 5 for property value data.

(2) See Schedule 11 for personal income and population data.

(3) The County implemented GASB Statement 87 in fiscal year 2022. Amount listed prior to 2022 qualified as capital leases under prior guidance.

(4) Includes general bonded debt, other governmental activities debt, and business-type activities debt.

(5) The County implemented GASB Statement 87 in fiscal year 2022 and GASB Statement 96 in fiscal year 2023.

(6) The County received a Hurricane Legislative Appropriation Program (LAP) Loan in fiscal year 2024 for Hurricane related expenditures.

Source: Lee County Clerk of Courts Finance Department

Lee County, Florida
SCHEDULE 10
PLEDGED REVENUE BOND COVERAGE
Last Ten Fiscal Years
(dollars in thousands)

	Water and Wastewater Revenue Bonds						Transportation Facilities Revenue Bonds					
Fiscal Year	Water and Wastewater Revenues[1]	Less: Operating Expenses[2, 4]	Net Available Revenues	Debt Service Principal	Debt Service Interest	Coverage	Transportation Facilities Revenues[3]	Less: Operating Expenses[2, 4]	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2016	$ 109,652	$ 54,778	$ 54,874	$ 7,195	$ 8,622	3.47	$ 46,008	$ 8,910	$ 37,098	$ 8,980	$ 5,250	2.61
2017	114,504	59,098	55,406	7,465	8,311	3.51	45,742	9,376	36,366	9,295	5,054	2.53
2018	116,742	69,792	46,950	7,790	7,980	2.98	47,492	9,872	37,620	9,505	4,798	2.63
2019	121,648	74,626	47,022	8,130	7,629	2.98	49,952	12,344	37,608	5,295	4,516	3.83
2020	119,722	73,427	46,295	8,485	6,682	3.05	44,608	12,391	32,217	5,560	4,245	3.29
2021	118,052	67,673	50,379	10,390	4,759	3.33	43,708	12,137	31,571	5,835	3,960	3.22
2022	119,482	85,119	34,363	14,766	4,577	1.78	53,957	18,153	35,804	6,120	3,661	3.66
2023	120,453	96,640	23,813	15,291	4,032	1.23	42,849	15,405	27,444	6,435	3,347	2.81
2024	131,904	99,383	32,521	17,882	5,305	1.40	61,395	20,959	40,436	6,880	3,015	4.09
2025	148,961	109,411	39,550	18,562	4,969	1.68	58,912	11,782	47,130	7,215	2,581	4.81

	Florida Department of Environmental Protection Loans						Solid Waste System Revenue Bonds					
Fiscal Year	Water and Wastewater Revenues[1]	Less: Operating Expenses[2, 4]	Net Available Revenues	Debt Service Principal	Debt Service Interest	Coverage	Solid Waste System Revenues[5]	Less: Operating Expenses[2,4]	Net Available Revenue	Debt Service[6] Principal	Debt Service[6] Interest	Coverage
2016	$ 109,652	$ 54,778	$ 54,874	$ 3,203	$ 1,222	12.40	$ 79,957	$ 69,042	$ 10,915	-	$ 1,896 [7]	5.76
2017	114,504	59,098	55,406	3,065	12,687	3.52	86,894	70,643 [8]	16,251	5,235	3,300	1.90 [8]
2018	116,742	69,792	46,950	2,918	1,055	11.82	97,785	75,887 [8]	21,898	5,495	3,046	2.56 [8]
2019	121,648	74,626	47,022	3,640	1,103	9.91	100,446 [8]	81,664 [8]	18,782	5,775	2,772	2.20 [8]
2020	119,722	73,427	46,295	4,918	1,250	7.51	96,887 [8]	83,105 [8]	13,782	6,075	2,483	1.61 [8]
2021	118,052	67,673	50,379	4,864	1,187	8.33	111,571	84,884	26,687	6,385	2,179	3.12
2022	145,268	85,033	60,235	2,444	13,668	3.74	132,666	95,065	37,601	6,715	54	5.56
2023	120,453	96,640	23,813	2,470	381	8.35	151,414 [9]	118,183 [9]	33,231	7,065	1,524	3.87 [9]
2024	131,904	99,383	32,521	2,494	356	11.41	154,700 [10]	130,903 [10]	23,797	7,425	1,171	2.77 [10]
2025	148,961	109,411	39,550	2,520	331	13.87	167,414	137,085	30,329	7,795	800	3.53

Note: Details regarding the county's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest, depreciation or amortization expenses.

(1) As defined by bond resolutions - Generally, all revenues generated from the operation of the Lee County Water and Wastewater System. The pledge of these revenues to the FDEP loan is subordinate to the revenue bonds pledge.

(2) As defined by bond resolutions - Generally, current operating expense which doesn't include interest expense, depreciation or amortization expense.

(3) As defined by bond resolutions - Generally, all revenues generated from the operation of the Lee County Transportation Facilities, including but not limited to toll revenues and investment earnings.

(4) As defined by bond resolutions- current operating expenses do not include unfunded OPEB and pension expenses.

(5) As defined by bond resolutions - Generally, all revenues generated from the operation of the Waste - to - Energy Facility, the landfill, and the collection services.

(6) Debt service is based on funding requirements during the year for upcoming principal and interest due. (ie: the accrued debt service)

(7) Debt service only includes the April 2016 interest payment as the Solid Waste System Revenue Bonds, Series 2006A were refunded before September 30, 2016 and no longer outstanding under the bond resolutions. No debt service was due for fiscal year 2016 on the Solid Waste System Revenue Refunding Bonds, Series 2016.

(8) Operating expenses excludes non-recurring Hurricane Irma related expenses. Revenues in 2019 and 2020 exclude FEMA reimbursements for Hurricane Irma. Adjusted for Hurricane Irma expenses, Operating Expenses for 2017, 2018, and 2019 were $73,721, $109,159, and $83,770 respectively. Adjusted for FEMA, Revenues in 2019 and 2020 were $102,655 and $126,990 respectively. Coverage for 2017, 2018, 2019, and 2020 were 1.54, (1.33), 2.21, and 5.13 respectively.

(9) Operating Expenses exclude non-recurring Hurricane Ian related expenses and revenues exclude FEMA reimbursements for Hurricane Ian. Adjusted for Hurricane Ian expenses and FEMA reimbursements, Operating Expenses for 2023 equalled $266,177, Revenues equalled $184,214, and Coverage was (9.54).

(10) Operating Expenses exclude non-recurring Hurricane related expenses and revenues exclude FEMA reimbursements for Hurricane Ian. Adjusted for Hurricane Ian expenses and FEMA reimbursements.

Source: Lee County Clerk of Courts Finance Department

Lee County, Florida
SCHEDULE 10
PLEDGED REVENUE BOND COVERAGE
Last Ten Fiscal Years
(dollars in thousands)

	Port Authority Revenue Bonds						Port Authority Subordinate Revolving Credit					
Fiscal Year	Airport Revenues [3]	Less: Operating Expenses [2]	Net Available Revenues	Debt Service[4] Principal	Debt Service[4] Interest	Coverage	Airport Revenues[3]	Less: Operating Expenses [2]	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2016	$ 94,214	$ 59,144	$ 35,070	$ 9,750	$ 14,939	1.42	-	-	-	-	-	0.00
2017	97,948	61,666	36,282	10,230	14,456	1.47	-	-	-	-	-	0.00
2018	102,450	63,066	39,384	10,725	13,959	1.60	-	-	-	-	-	0.00
2019	106,268	63,790	42,478	11,310	13,374	1.72	-	-	-	-	-	0.00
2020	81,728	59,559	22,169	3,340 [7]	12,694	1.38	81,728	59,559	22,169	-	7	3,167.00
2021	99,617	62,004	37,613	3,580 [7]	11,177	2.55	99,617	62,004	37,613	-	102	368.75
2022	134,020	69,467	64,553	5,135	14,288	3.32	134,020	69,467	64,553	-	244	264.56
2023	148,224	76,654	71,570	14,750	14,405	2.45	148,224	76,654	71,570	-	-	0.00
2024	145,268	85,033	60,235	15,490	13,668	2.07	145,268	85,033	60,235	-	54	0.00
2025	221,156	99,857	121,299	17,965	43,666	1.97	221,156	99,857	121,299	-	-	0.00

Note: Details regarding the county's outstanding debt can be found in the notes to the financial statements.

[1] As defined by bond resolutions - Generally, current operating expense which does not include interest expense, depreciation or amortization expense.

[2] As defined by bond resolutions - Generally, current operating expense of Southwest Florida International Airport which includes arbitrage rebate liability and does not include interest expense, depreciation, unpaid other postemployment benefits expense, pensions, or rebates.

[3] As defined by bond resolutions - Generally, all revenues generated from the operation of Southwest Florida International Airport with the exception of passenger facility charges and grants but including surplus passenger facility charges per Federal Aviation Administration approvals.

[4] Debt service is based on bond year of Oct 2 to Oct 1

[5] Additional principal payment of $3,300,000 was made in 2015 with a transfer from the PFC capital fund to payoff the loan. The coverage without the payoff would have been 4.85.

[6] Additional principal payment of $2,627,000 was made with a transfer from the Airport discretionary fund to payoff the loan in November 2014. The amount in the Revenues column includes the transferred amount.

[7] Principal reduced by the early redemption of Airport Revenue Refunding Bonds, Series 2010A paid with moneys received from the CARES Act of $8.6M and $8.7M in Fiscal Year 2020 and Fiscal Year 2021, respectively. The CARES Act revenues are not included in the Airport pledged revenues above.

Lee County, Florida
SCHEDULE 11
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Year	Population[1]	Total Personal Income[2] (in thousands)	Per Capita Personal Income[2]	Median Age[2]	School Enrollment[3]	Unemployment Rates (Percentage)		
						County[2]	State[5]	National[5]
2016	680,578	31,296,442	44,583	46.3	91,222	4.7	4.7	5.0
2017	698,468	33,060,033	48,537	46.9	92,590	3.6	3.8	4.2
2018	713,903	36,786,500	50,390	47.8	93,167	2.9	3.5	3.7
2019	735,148	38,685,758	51,266	47.8	94,405	2.8	3.2	3.5
2020	750,493	40,119,053	52,064	48.1	95,647	6.4	7.2	7.9
2021	782,579	43,260,834	54,707	48.5	95,023	4.0	4.9	4.8
2022	802,178	49,552,254	62,885	48.8	97,264	2.6	2.5	3.5
2023	800,989	52,281,287	63,568	45.6	99,354	3.2	2.8	3.8
2024	827,016	54,979,729	65,878	49.1	101,369	3.6	3.3	4.1
2025	839,223	60,550,455	70,329	49.3	102,680	4.8	3.8	4.3

Sources:
[1] Bureau of Economic and Business Research (estimate)
[2] Florida Research and Economic Database (FRED), except as otherwise noted
[3] School District of Lee County - Impact Report
[4] Regional Economic Research Institute, Lutgert College of Business, Florida Gulf Coast University
[5] U.S. Bureau of Labor Statistics
[6] edr.state.fl.us
[7] bestplaces.net

Lee County, Florida
SCHEDULE 12
PRINCIPAL EMPLOYERS
Current Year and Nine Years Ago

	2025			2016		
Employer	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
Lee Health	16,506	1	4.61%	11,800	1	3.75%
Lee County School District	12,264	2	3.42%	11,000	2	3.49%
Lee County Local Government	9,959	3	2.78%			
Publix Super Market [1]	5,730	4	1.60%	5,100	3	1.62%
Walmart	3,357	5	0.94%	3,146	5	1.00%
Amazon	2,365	6	0.66%			
Herc Rentals	2,213	7	0.62%			
Gartner, Inc.	2,000	8	0.56%			
Florida Gulf Coast University	1,943	9	0.54%	1,253	10	0.40%
Shell Point Retirement Community	1,563	10	0.44%			
Chico's FAS Inc.				1,426	9	0.45%
Winn Dixie				1,561	7	0.50%
Lee County Administration				4,955	4	1.57%
City of Cape Coral				1,800	6	0.57%
Lee County Sheriff's Office				1,543	8	0.49%
Total	57,900		16.16%	43,584		13.84%

Source: Lee County Office of Economic Development, SW Florida Economic Development Alliance, Florida Research and Economic Database, and U.S. Bureau of Labor Statistics.

[1] 3rd party citation

Lee County, Florida
SCHEDULE 13
GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Function/Program										
Governmental activities:										
General government	1,281	1,270	1,304	1,303	1,310	1,276	1,378	1411	1,443	1,457
Public safety	1,979	1,997	2,071	2,057	2,065	2,064	2,084	2198	2,300	2,378
Physical environment	69	68	68	68	69	68	70	73	76	75
Transportation	204	204	209	209	209	208	214	234	247	247
Economic environment	67	66	66	66	68	52	46	48	48	48
Human services	81	83	91	91	95	126	134	148	151	150
Culture and recreation	506	507	529	529	529	529	529	539	538	538
Business-type activities:										
Airport	360	357	352	359	359	361	383	397	405	428
Water and wastewater	275	279	281	281	283	282	296	301	324	339
Transit	267	267	268	268	268	268	268	292	291	291
Transportation facilities	94	96	96	96	96	95	78	72	72	71
Solid waste	105	112	119	119	119	119	128	130	140	145
Total	5,288	5,306	5,454	5,446	5,470	5,448	5,608	5,843	6,035	6,167

Sources: Lee County Budget Office, Lee County Sheriff Finance Department, Lee County Clerk of Circuit Court Human Resources Department, Lee County Property Appraiser Finance Department, Lee County Tax Collector Human Resources Department, Lee County Supervisor of Elections Human Resources Department, Lee County Port Authority Human Resources Department, and 20th Judicial Circuit Court Finance Department

Lee County, Florida
SCHEDULE 14
OPERATING INDICATORS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

Function/program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Community Development										
Building permits issued	34,329	32,126	47,143	38,619	40,318	58,225	48,784	85,223	56,380	52,191
Inspections	82,004	80,532	114,483	133,232	119,126	156,844	199,713	265,677	263,199	275,747
Public Safety/EMS										
E-911 calls processed	208,238	220,799	220,159	222,236	227,274	252,261	264,520	263,524	252,489	237,517
Sheriff Department										
Physical arrests	12,006	10,173	15,877	10,235	6,971	5,626	7,397	10,846	11,482	15,224
Traffic tickets	36,251	33,680	37,960	37,650	21,184	15,879	14,193	19,476	26,923	29,902
Natural Resources										
Environmental lab tests performed	115,625	136,044	154,281	156,115	157,545	161,452	149,985	104,448	125,211	142,983
Pollutant storage tanks inspections	514	520	1,009	902	896	397	462	467	321	200
Solid Waste										
Number of business and residential customers [1]	258,891	258,530	260,307	263,662	267,754	271,243	275,825	281,607	281,165	287,097
Volume of solid waste collection (tons per year) [2]	552,818	571,194	586,383	579,041	582,477	631,785	655,461	727,871	639,137	658,860
Volume of recycling collection (tons per year) [3]	79,117	78,249	84,126	83,394	86,379	88,045	85,805	84,545	86,048	83,720
Megawatt hours of electricity sold	333,549	320,919	346,086	343,088	320,397	286,350	315,897	244,660	211,635	301,540
Water and Wastewater										
Water customers	85,020	86,176	87,675	89,110	90,869	93,546	96,018	98,510	101,222	103,648
Wastewater customers	62,294	63,197	64,583	65,867	67,606	69,992	71,897	73,612	75,120	76,501
Meter installations	1,031	1,156	1,499	1,619	1,758	2,678	2,472	2,492	27,012	2,426
Department of Transportation										
Number of signal and flasher locations maintained	530	540	581	616	626	704	723	761	882	891
Number of streetlights maintained	5,090	5,142	5,202	5,429	5,429	5,871	6,297	6,297	6,396	6,672
Number of driveway and ROW permits issued	1,147	1,353	1,569	1,996	2,249	2,842	4,116	3,686	5,805	7,329
Asphalt road resurfacing (in thousands of tons)	41	33	86	52	117	146	56	60	141	88
Bridges										
Toll paying traffic per year										
Sanibel	3,337,055	3,277,285	3,264,223	3,293,772	2,997,361	3,419,121	3,505,154	2,095,120	2,770,424	2,863,361
Midpoint Memorial	8,268,884	8,090,020	8,707,346	8,722,066	8,071,567	8,854,936	8,865,800	7,888,641	9,523,334	9,270,060
Cape Coral	8,266,891	8,071,717	8,364,186	8,453,337	7,701,445	8,364,502	8,500,765	8,692,098	8,765,622	8,427,312
Transit										
Number of bus passenger trips	3,323,540	3,126,846	3,116,342	2,969,652	2,216,325	1,685,810	2,057,592	1,520,291	1,820,247	1,749,283
Number of bus route miles	538	542	542	543	543	544	545	538	513	533
Port Authority										
Number of enplanements	4,332,997	4,421,668	4,662,213	5,026,675	3,528,276	4,534,976	5,571,537	4,721,401	5,584,257	5,526,505
Number of deplanements	4,245,061	4,317,457	4,594,287	4,943,615	3,477,797	4,511,241	5,506,926	4,670,443	5,530,871	5,508,508
Human Services										
Number of emergency services provided with General Fund County Service dollars (mortgage, rent, utilities, etc.)	327	660	642	691	626	301	446	332	279	379
Animal Services										
Officer responses	15,409	15,406	15,186	15,406	11,735	11,648	12,697	10,989	11,324	10,816
Animal placement	5,379	5,012	4,642	5,012	5,057	5,949	6,713	6,449	5,950	5,867
Library										
Cardholders	285,300	283,326	275,705	276,106	263,799	246,058	263,309	268,415	288,263	309,864
Items available for circulation	1,741,312	1,827,512	2,023,162	2,060,006	1,803,111	2,214,291	2,439,388	2,673,684	2,977,740	3,187,555
Total circulation	7,402,890	5,214,822	6,050,997	5,949,205	4,499,177	4,838,347	4,714,162	4,305,004	4,812,989	4,465,933
Parks and Recreation										
Number of public parks maintained [4]	68	69	69	69	70	70	70	148	148	147
Number of public pools maintained	9	9	9	9	9	9	9	9	9	9
Number of public boat ramps maintained	7	7	7	7	7	7	7	7	7	7

Source: Various Lee County Departments

[1] Unincorporated Lee County, City of Bonita Springs, and Town of Fort Myers Beach for all fiscal years. Village of Estero added in fiscal year 15. Fiscal year 2018 count was revised in 2019 from 288,995 to 260,307.

[2] Total municipal solid waste tons processed and landfilled including incorporated and unincorporated Lee County and Hendry

[3] Total tons recycled for incorporated and unincorporated Lee County and Hendry County received at the Lee Recycling Facility.

[4] Total numbers of public parks maintained in FY23 includes both public parks and Preserves.

Lee County, Florida
SCHEDULE 15
CAPITAL ASSET STATISTICS BY FUNCTION
Last Ten Fiscal Years
(in units)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities										
General government	11,087	11,262	11,622	11,863	10,545	11,485	11,711	11,704	11,143	11,240
Public safety	10,783	10,633	10,912	11,133	13,041	11,554	11,927	11,774	11,233	11,770
Physical environment	519	517	524	538	502	867	936	965	938	994
Transportation	3,939	3,954	3,977	4,034	3,864	5,111	5,569	5,805	5,889	6,021
Economic environment	270	276	280	288	243	269	279	278	248	236
Human services	568	532	557	553	588	643	717	734	770	766
Culture and recreation	4,965	5,056	5,115	5,358	4,966	5,016	5,085	5,115	5,310	5,399
	32,131	32,230	32,987	33,767	33,749	34,945	36,224	36,375	35,531	36,426
Business-type Activities										
Port Authority	3,184	3,338	3,494	3,623	4,212	3,505	3,555	3,653	3,750	3,800
Water and Wastewater	19,993	20,673	21,887	22,459	23,280	23,907	24,314	24,845	24,891	25,076
Transportation Facilities	1,251	1,315	1,380	1,334	1,321	1,308	1,314	1,307	1,319	1,337
Solid Waste	709	729	765	806	822	822	823	859	865	887
Transit	1,046	1,039	1,062	1,050	1,167	965	991	970	983	928
	26,183	27,094	28,588	29,272	30,802	30,507	30,997	31,634	31,808	32,028

Source: Lee County Clerk of Courts Finance Department and the Lee County Sheriff's Office



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OTHER SUPPLEMENTAL INFORMATION







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Lee County, Florida
SUPPLEMENTAL SCHEDULES
TOURIST DEVELOPMENT TAX REVENUE BONDS
September 30, 2025
(unaudited)

(dollars in thousands)

Historical Tourist Development Tax Revenues, Gross Revenues and
State Funds and Pro Forma Debt Service Coverage

Fiscal Year Ended September 30	2021	2022	2023	2024	2025
Tourist Development Tax Revenues (debt portion)	$ 52,822	$ 66,843	$ 36,711	$ 44,261	$ 46,770
Gross Revenues[1]	1,180	1,195	1,195	1,195	1,211
State Funds	500	500	500	500	500
Total Pledged Funds[2][3]	$ 54,502	$ 68,538	$ 38,406	$ 45,956	$ 48,481
Maximum Annual Debt Service Payable from Pledged Funds	8,480	8,480	8,480	8,480	8,480
Debt Service Coverage	6.43x	8.08x	4.53x	5.42x	5.72x

[1] Includes stadium rental revenue and payments received by the County from JetBlue Airways in connection with the naming rights for JetBlue Park, a part of the 2010 Project.

[2] Investment earnings, if any, have not been included in these calculations.

[3] This figure includes only Tourist Development Tax revenues as defined in the Bond Resolution.

Source: Lee County Clerk of Courts Finance Department

Lee County, Florida
SUPPLEMENTAL SCHEDULES
TOURIST DEVELOPMENT TAX REVENUE BONDS
September 30, 2025
(unaudited)

Statement of Historical Collections and Distributions of the General Sales and Use Tax
Fiscal Years Ended June 30, 2017 through June 30, 2026[2][4]

State Fiscal Year	Collections	General Revenue	Local Governments[3]	Unemployment Compensation Trust Fund Distribution	State Transportation Trust Fund	Sports Facilities Transfer	Emergency Distribution	Public Employees Relations Commission Trust Fund
2025-26 [1]	$ 41,008,100,000	$ 36,822,400,000	$ 4,100,100,000	$ -	$ 27,700,000	$ 20,200,000	$ 35,000,000	$ 2,800,000
2024-25	41,096,353,791	36,906,972,323	4,100,207,034	-	27,683,996	23,833,369	34,885,166	2,771,902
2023-24	41,084,806,780	36,014,016,258	4,169,721,450	810,000,000	27,683,996	25,666,706	34,876,578	2,841,792
2022-23	41,151,629,160	35,800,209,922	4,204,981,071	1,080,000,000	183,996	28,458,380	34,920,262	2,875,528
2021-22	38,581,579,589	34,039,683,116	3,950,361,297	527,417,205	183,996	28,500,048	32,735,321	2,698,606
2020-21	30,393,280,928	27,158,074,098	3,178,626,201	-	183,996	28,500,048	25,720,207	2,176,378
2019-20	27,553,589,162	24,591,339,353	2,908,267,985	-	183,996	28,500,048	23,305,895	1,991,885
2018-19	28,483,919,341	25,385,272,760	3,043,912,215	-	183,996	28,416,715	24,031,891	2,101,764
2017-18	27,093,010,514	24,138,749,000	2,902,264,323	-	183,996	27,083,387	22,723,141	2,006,666
2016-17	25,805,978,256	22,987,424,160	2,769,927,339	-	183,996	24,842,612	21,689,059	1,911,090

[1] Estimate.

[2] These figures reflect estimated distributions based on the State Fiscal Year of July 1 to June 30.

[3] Local Government distributions include the half-cent, county and municipal revenue sharing, and the shift of $29,915,500 to counties previously funded from pari-mutual tax revenues.

[4] In addition to sales tax, these figures include state communications services taxes imposed under Chapter 202, Florida Statutes, on the sale of communications services as described in Section 202.12, Florida Statutes.

SOURCE: State of Florida, Office of Economic & Demographic Research, *Florida Tax Handbook*

Lee County, Florida
SUPPLEMENTAL SCHEDULES
NON-AD VALOREM REVENUE BONDS
September 30, 2025
(unaudited)

Historical Major Sources of Non-Ad Valorem Revenues [1]
(dollars in thousands)

Fiscal Year Ended September 30	2021	2022	2023	2024	2025
Taxes:					
Local communications services tax	$ 6,540	$ 6,721	$ 6,822	$ 6,688	$ 7,007
FPL electrical franchise fees	12,456	14,957	16,742	16,345	16,434
LCEC electrical franchise fees	6,318	7,748	9,195	8,895	9,485
Intergovernmental Revenues:					
State revenue sharing	20,096	26,056	28,250	27,309	27,489
Local half cent sales tax	60,302	71,262	73,923	70,933	67,974
Mobile home/insurance/alcohol beverage licenses	877	900	821	884	647
Racing tax	223	223	223	223	223
Charges for Services:					
Ambulance service receipts	23,108	22,994	21,588	12,692	53,541
Excess county officer fees	10,607	7,526	6,417	7,628	9,519
Licenses and Permits:					
Occupational licenses	714	790	864	825	494
Miscellaneous:					
Investment earnings [2]	824	2,696	10,523	10,296	10,210
Total	$ 142,065	$ 161,873	$ 175,368	$ 162,718	$ 203,023

[1] The table above includes a general description of Non-Ad Valorem Revenues and does not include sources that are not considered major when viewed independently. Certain other Non-Ad Valorem Revenues may be received by the County that are not reflected in the table above as such revenues are considered restricted for certain purposes, and would not be available for payment of debt service on the Series 2012 (2021-2024, as final Payment was made October 1, 2024) or 2015 Bonds.

[2] To the extent Investment Earnings are earnings on investments held to the credit of funds that are not legally available to pay debt service on the Series 2012 (2021-2024, as final payment was made October 1, 2024) or 2015 Bonds, such investment earnings will not constitute legally available Non-Ad Valorem Revenues.

Source: Lee County Clerk of Courts Finance Department

Lee County, Florida
SUPPLEMENTAL SCHEDULES
NON-AD VALOREM REVENUE BONDS
September 30, 2025
(unaudited)

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
TOTAL GOVERNMENTAL FUNDS
(dollars in thousands)

	2021	2022	2023	2024	2025
REVENUES					
Taxes	$ 526,971	$ 558,805	$ 592,406	$ 643,012	$ 722,165
Licenses and permits	13,450	14,468	18,455	18,538	18,649
Intergovernmental	225,644	206,207	274,017	266,818	330,383
Charges for services	93,008	93,031	88,884	87,019	129,306
Fines and forfeitures	1,184	2,316	1,966	6,412	6,433
Impact fees	59,249	73,875	78,159	83,991	83,631
Special assessments	5,093	1,388	1,424	822	2,628
Investment earnings		(35,324)	40,778	73,164	54,357
Miscellaneous	12,625	17,580	16,910	17,868	21,252
Total revenues	937,224	932,346	1,112,999	1,197,644	1,368,804
EXPENDITURES					
Current					
General government	292,222	267,700	307,264	291,474	304,698
Public safety	261,375	319,167	360,589	401,134	446,812
Physical environment	12,571	17,995	26,888	25,096	59,343
Transportation	48,554	48,959	56,037	73,312	77,227
Economic environment	34,397	37,317	38,616	64,159	138,723
Human services	25,126	26,842	28,324	30,733	34,061
Culture and recreation	74,661	82,258	84,175	93,973	96,493
Capital outlay					
General government	18,470	13,658	24,687	66,314	77,943
Public safety	13,422	13,487	26,942	31,276	25,268
Physical environment	2,945	6,121	1,161	1,604	1,448
Transportation	54,270	31,551	48,041	85,296	108,425
Economic environment	296	1,142	49	310	142
Human services	27	62	8	124	25
Culture and recreation	4,709	9,195	11,467	8,834	15,208
Debt service					
Principal retirement	16,986	15,300	20,009	23,767	34,363
Interest and fiscal charges	8,640	8,404	13,015	12,601	12,268
Bond issuance costs	30	490	170	-	-
Total expenditures	868,701	899,648	1,047,442	1,210,007	1,432,447
Excess (deficiencies) of revenues over (under) expenditures	68,523	32,698	65,557	(12,363)	(63,643)
OTHER FINANCING SOURCES (USES)					
Transfers in	168,199	227,065	209,754	190,579	325,109
Transfers out	(158,420)	(213,254)	(210,142)	(216,763)	(336,436)
Insurance recoveries	-	-	10,316	15,000	780
Lease issuance	-	952	3,799	6,713	2,203
SBITA issuance	-	-	5,200	12,681	4,440
Debt issuance	424	101,179	736	177,263	5,762
Total other financing sources and (uses)	10,203	115,942	19,663	185,473	1,858
Net change in fund balances	78,726	148,640	85,220	173,110	(61,785)
Fund balances - beginning	664,134	742,860	891,500	976,720	1,149,830
Fund balances - ending	$ 742,860	$ 891,500	$ 976,720	$ 1,149,830	$ 1,088,045

Source: Lee County Clerk of Courts Finance Department

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LOCAL OPTION GAS TAX BONDS
September 30, 2025
(unaudited)

Five Cent and Six Cent Local Option Gas Tax Revenues

(dollars in thousands)

County Fiscal Year[1]	Five Cent Local Option Gas Tax Revenues	Percentage Change	Six Cent Local Option Gas Tax Revenues	Percentage Change
2016	$ 7,116	0.3%	$ 9,654	0.3%
2017	7,275	2.2%	9,871	2.2%
2018	7,368	1.3%	10,082	2.1%
2019	7,433	0.9%	10,175	0.9%
2020[2]	7,089	-4.6%	9,732	-4.4%
2021	7,872	11.0%	10,803	11.0%
2022	8,231	4.6%	11,454	6.0%
2023	9,243	12.3%	12,700	10.9%
2024	8,824	-4.5%	12,209	-3.9%
2025	8,922	1.1%	12,279	0.6%

Share of Proceeds of Five Cent Local Option Gas Tax and Six Cent Local Option Gas Tax[3]

City of Cape Coral	29.82%
City of Fort Myers	8.49%
Sanibel	1.35%
Town of Ft. Myers Beach	0.62%
City of Bonita Springs	4.49%
Village of Estero	2.66%
Lee County	52.57%
	100.00%

Local Option Gas Tax Debt Service Coverage

(dollars in thousands)

County Fiscal Year[1]	Local Option Gas Tax Revenues	Maximum Annual Debt Service	Debt Service Coverage Ratio
2022	$ 19,685	$ 10,757	1.83
2023	21,943	10,757	2.04
2024	21,033	10,757	1.96
2025	21,201	10,757	1.97

1 County fiscal year end is September 30th

2 Decline is a result of measures taken as result of COVID-19 which resulted in decreased travel, remote work and stay-at-home orders.

3 The current formula, as provided in the Interlocal Agreement, applies from January 1, 2023 to December 31, 2027.

Monthly Water Rates

Customer Classification

Residential Service	Monthly Service Charge		User Charge Per 1,000 Gallons For Each ERU	
Single – family	$ 11.52	per unit	0 - 6,000	$ 4.12
			6,001 - 12,000	5.15
			12,001 - 18,000	6.19
			Above 18,000	8.24
Multi – family	$ 9.22	per unit / lot	0 - 4,800	$ 4.12
Per ERU			4,801 - 9,600	5.15
(i.e. 2 units = 9,600 Gal)			9,601 - 14,400	6.19
			Above 14,400	8.24
Recreational vehicle	$ 4.61	per unit / lot	0 - 2,400	$ 4.12
(i.e. 2 units = 9,600 Gal)			2,401 - 4,800	5.15
			4,801 - 7,200	6.19
			Above 7,200	8.24
Mobile Home	$ 9.22	per unit / lot	0 - 4,800	$ 4.12
			4,801 - 9,600	5.15
			9,601 - 14,400	6.19
			Above 14,400	8.24

Each residential service account will be charged a monthly administrative fee of $4.33 per statement.

An additional wellfield development surcharge of $0.58 per ERU will be assessed to those residential customers whose monthly water consumption exceeds their initial water conservation block during the monthly billing period (6,000 gallons per ERU).

The total monthly rate for residential service is the sum of the: a) service charge; b) administrative fee; c) wellfield development surcharge (if applicable); and d) user charges in accordance with this schedule.

Commercial and All Non-Residential

Meter Size	Monthly Service Charge	ERU Ratio	User Charge Per 1,000 Gallons For Each ERU	
5/8"	$ 15.85	1.0	0 - 6,000	$ 4.12
3/4"	21.61	1.5	6,001 - 12,000	5.15
1"	33.13	2.5	12,001 - 18,000	6.19
1½"	61.93	5.0	Above 18,000	8.24
2"	96.49	8.0		
3"	188.65	16.0	Non-irrigation class	
4"	292.33	25.0	Per 1,000	4.33
6"	580.33	50.0		
8"	925.93	80.0	Irrigation class	
10"	1,674.73	145.0	0 - 6,000	5.15
			6,001 - 12,000	6.19
			Above 12,000	8.24

An additional well field development surcharge of $0.63 per ERU will be assessed to those commercial and non-residential customers whose monthly water consumption exceeds their initial water conservation block during the monthly billing period (6,000 gallons per ERU).

The total monthly rate is the sum of the service and the user charges.

Water Restriction Surcharge Adjustment

In the event that the South Florida Water Management District or other authority having appropriate jurisdiction declares a water shortage requiring a mandatory water usage reduction in the amount of 15%, the water user charges listed above will be increased by 18%.

In the event that a reduction of water use greater than 15% is required, the County Commission may establish by resolution, a surcharge based upon the recommendation of the Public Works Director in order to meet revenues required to comply with existing bond debt service covenants, or to meet other requirements of the water system.

Source: Lee County Utilities Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY WATER AND WASTEWATER SYSTEMS
September 30, 2025
(Unaudited)

Monthly Wastewater Rates

Customer Classification

Residential Service	Monthly Service Charge per unit/lot	User Charge Per 1,000 Gallons	Unmetered User Charge per unit/lot
Single – family	$ 21.44	$ 7.37	$ 33.17
Multi – family	17.15	7.37	26.53
Recreational vehicle	8.58	7.37	13.27
Mobile Home	17.15	7.37	26.53

Each residential service account shall be charged a monthly administrative charge of $4.32 per statement.

No wastewater user charge shall be imposed on metered water usage above ten thousand (10,000) gallons per month, per residential service dwelling unit.

The total monthly rate for residential service is the sum of the: a) service charge; b) administrative fee; and c) user charges, in accordance with the schedule.

Commercial and All Non-Residential

Meter Size	Monthly Service Charge	User Charge Per 1,000 Gallons
5/8"	$ 25.76	$ 7.37
3/4"	36.48	7.37
1"	57.92	7.37
1½"	111.52	7.37
2"	175.84	7.37
3"	347.36	7.37
4"	540.32	7.37
6"	1,076.32	7.37
8"	1,719.52	7.37
10"	3,113.12	7.37

Unmetered commercial and non-residential charges will be calculated individually based on estimates of wastewater discharges and the above schedule of rates.

The total monthly rate for residential service is the sum of the service and the user charges.

Connection Fees

Customer Classification	Number ERU's	Water Charge	Wastewater Charge
Residential Service			
Single – family	1.00	$ 2,745.00	$ 2,992.50
Multi – family (per Dwelling Unit)	0.80	2,196.00	2,394.00
Recreational vehicle (per Dwelling Unit/Lot)	0.40	1,098.00	1,197.00
Commercial and All Non-Residential			
Charge Per Gallon		$ 14.96	$ 10.64

Water Meter Installation and Service Connection Fees

Meter Size	Installation Charge	Tap-In Charge
5/8"	$ 260.00	Actual Cost
3/4"	295.00	Actual Cost
1"	325.00	Actual Cost
1½"	525.00	Actual Cost
2"	595.00	Actual Cost
3" and above	Actual Cost	Actual Cost
Wastewater Main Tap Charge		Actual Cost

In addition to new installations, these rates may also apply to water and sewer service upgrades or facility locations.

Charges for larger meter and wastewater main taps will be based on estimates of actual time and expense. Amounts collected by the County in excess of actual costs will be credited to the customer's account or be refunded, as may be applicable. Amounts due, caused by underestimation, will be billed and payable to Lee County Utilities.

Source: Lee County Utilities Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY WATER AND WASTEWATER SYSTEMS
September 30, 2025
(unaudited)

Historical Revenues, Expenses, and Debt Service Coverage
(dollars in thousands)

	2021	2022	2023	2024	2025
Gross Revenues [1]					
Water User Fees [2]	$ 53,283	$ 53,859	$ 54,698	$ 58,550	$ 66,419
Wastewater User Fees	61,641	61,882	59,467	66,610	75,859
Rentals and Franchise Fees	228	180	190	217	298
Miscellaneous Revenues [3]	2,031	1,990	1,953	2,153	2,385
Investment Earnings [4]	628	1,352	3,903	4,147	3,828
Other Revenue Adjustments:					
Gateway Debt Service Contribution [5]	172	172	172	172	172
Total Gross Revenues	$ 117,983	$ 119,435	$ 120,383	$ 131,849	$ 148,961
Operating expenses[6]					
Salaries and Wages	$ 16,958	$ 19,648	$ 22,949	$ 24,508	$ 27,094
Employee Benefits	8,726	9,568	10,546	11,481	12,365
Contract services, materials and supplies	25,220	27,654	40,907	38,722	40,469
Utilities	6,040	7,132	7,845	7,616	7,652
Repairs and maintenance	5,984	7,479	8,294	10,701	12,471
Insurance	831	1,135	1,429	1,608	3,073
Other	1,736	10,392	2,206	2,120	3,165
Indirect Cost	2,139	2,071	2,425	2,582	3,073
Administrative Fees	39	40	39	45	49
Total Operating Expenses	$ 67,673	$ 85,119	$ 96,640	$ 99,383	$ 109,411
Pledged Funds					
Net Revenues	$ 50,310	$ 34,316	$ 23,743	$ 32,466	$ 39,550
Special Assessment Proceeds	69	47	70	55	50
Connection Fees [7]	16,836	20,211	20,870	19,385	18,986
Total	$ 67,215	$ 54,574	$ 44,683	$ 51,906	$ 58,586
Annual Debt Service - Outstanding Bonds [8]					
Series 2011 Bonds	$ 5,754	$ 5,672	$ 5,648	$ -	$ -
Series 2013A Bonds	1,401	1,399	1,399	1,395	1,394
Series 2013B Bonds	3,943	3,934	3,938	3,930	3,929
Series 2019 Bonds	4,050	4,149	4,149	9,887	9,874
Series 2021A Bonds	-	1,550	1,551	1,551	1,551
Series 2021B Bonds	-	2,639	2,638	2,639	2,639
Series 2023 Bonds	-	-	-	3,785	4,144
Annual Debt Service	$ 15,148	$ 19,343	$ 19,323	$ 23,187	$ 23,531
Rate Covenant Compliance					
Test A - Net Revenues and Special Assessments Proceeds	$ 50,379	$ 34,363	$ 23,813	$ 32,521	$ 39,600
Annual Debt Service	15,148	19,343	19,323	23,187	23,531
Calculated Coverage	332.58%	177.65%	123.24%	140.26%	168.29%
Required Coverage	100.00%	100.00%	100.00%	100.00%	100.00%
Test B - Net Revenues, Special Assessments Proceeds and Connection Fees	$ 67,215	$ 54,574	$ 44,683	$ 51,906	$ 58,586
Annual Debt Service	15,148	19,343	19,323	23,187	23,531
Calculated Coverage	443.72%	282.14%	231.24%	223.86%	248.97%
Required Coverage	120.00%	120.00%	120.00%	120.00%	120.00%
State Revolving Fund Loan Compliance					
Pledged Revenues:					
Gross Revenues	$ 117,983	$ 119,435	$ 120,383	$ 131,849	$ 148,961
Less Operating Expenses	(67,673)	(85,119)	(96,640)	(99,383)	(109,411)
Less Senior Revenue Obligations Debt Service	(15,148)	(19,343)	(19,323)	(23,187)	(23,531)
Net Amount Available for SRF Debt Coverage	$ 35,162	$ 14,973	$ 4,420	$ 9,279	$ 16,019

(continued)

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY WATER AND WASTEWATER SYSTEMS
September 30, 2025
(unaudited)

Historical Revenues, Expenses, and Debt Service Coverage
(dollars in thousands)

	2021	2022	2023	2024	2025
Outstanding SRF Loan Debt Service					
SRF Loan 2005 DW3610010	$ 935	$ -	$ -	$ -	$ -
SRF Loan 2009 WW392330	2,265	-	-	-	-
SRF Loan 2015 WW360200	1,540	1,540	1,540	1,540	1,540
SRF Loan 2017 DW3602A0	1,311	1,311	1,311	1,311	1,311
Total	$ 6,051	$ 2,851	$ 2,851	$ 2,851	$ 2,851
Calculated Coverage	247.45%	155.03%	155.03%	325.46%	561.87%
Required Coverage	115.00%	115.00%	115.00%	115.00%	115.00%
Other Required Transfers from Net Revenues:					
Renewal and Replacement Fund [9]	$ 5,975	$ 5,891	$ 5,962	$ 6,012	$ 6,748
Subordinated Indebtedness Debt Service	6,051	2,851	2,851	2,851	2,851
Amounts Available for Other System Purposes	$ 2,947	$ (4,322)	$ 466	$ 416	$ 6,420

(1) Pursuant to Bond Resolution, Gross Revenues means all income and moneys received from rates, fees, rentals, charges and other income for water and wastewater services without limiting the generality of the foregoing, Investment Earnings. "Gross Revenues" shall not include (1) Government Grants, (2) Water Connection Fees, (3) Sewer Connection Fees, and (4) Special Assessment Proceeds.

(2) As of fiscal year 2023, amount shown includes plan review fees due to reclassification.

(3) Amount shown includes charges for permit, tapping, delinquent, turn-on and turn-off and other miscellaneous charges.

(4) Investment Earnings pledged and available includes all income and earnings on all funds and accounts other than the Construction Fund(s) funded by debt proceeds and Rebate Fund. Such amounts do not include fair value adjustments.

(5) Amounts shown reflect reclassification of non-operating revenues for purposes of calculating compliance with the rate covenant to reflect funds received from Gateway Services Community Development District related to payment of debt service regarding purchase of capacity pursuant to the Gateway Wastewater Agreement.

(6) Amount shown are exclusive of depreciation, amortization and unfunded OPEB and pension expenses pursuant to the County's bond resolution.

(7) Amounts shown reflect Connection Fees as received (as opposed to earned) and do not include interest income of Connection Fees Fund balances. Any earning related to the Connection Fees Funds have been included as a component of Gross Revenues pursuant to the Bond Resolution.

(8) Amounts shown reflect other required deposits to funds and accounts as referenced in Section 4.05 of the Bond Resolution.

(9) For purposes of determining compliance with the Bond Resolution, amounts shown reflect an annual R&R fund (regardless of the amount on deposit in such fund) equal to 5% of prior year's Gross Revenues. Annual transfers may not be necessary when the R&R fund balance is sufficient.

Source: Lee County Clerk of Courts Finance Department

Customer Statistics:

Historical customer statistics with respect to the Lee County Water System are set forth below:

County Water System Customer Accounts and Sales Statistics

	Retail Customers						
Fiscal Year	Average Accounts	Water Sales (000s Gallons)	Monthly Use per Account (Gallons)	Wholesale Water Sales (000s Gallons)	Total Water Sales (000s Gallons)	Treated/Purchased Finished Water (000s Gallons)	ADF-MGD
2016	81,250	7,351,730	7540	743,435	8,095,165	8,710,483	23.81
2017	81,968	7,414,290	7538	742,297	8,156,587	9,039,850	24.81
2018	83,475	7,622,518	7610	826,694	8,449,212	9,069,253	24.87
2019	84,690	7,706,260	7583	841,432	8,547,692	9,371,558	25.69
2020	88,741	8,599,372	8075	835,383	9,434,755	9,444,282	26.01
2021	91,246	7,650,849	6987	833,567	8,484,416	9,739,825	26.70
2022	92,832	7,499,120	6732	956,719	8,455,839	10,276,769	28.18
2023	95,339	7,619,966	6660	699,184	8,319,150	10,391,165	28.48
2024	97,874	7,402,154	6302	631,563	8,033,717	10,166,234	27.79
2025	99,869	7,753,728	6470	853,779	8,607,507	10,436,895	28.61

Historical customer statistics with respect to the Lee County Wastewater System are set forth below:

County Wastewater System Customer Accounts and Sales Statistics

	Retail Customers						
Fiscal Year	Average Accounts	Billed Flows (000s Gallons)	Monthly Flow per Account (Gallons)	Wholesale Billed Flows (000s Gallons)	Total Billed Sales (000s Gallons)	Treated Waste-Water Flows (000s Gallons)	ADF-MGD
2016	55,915	5,349,742	7973	214,637	5,564,379	5,938,595	16.23
2017	57,394	5,623,502	8165	231,480	5,854,982	5,924,544	16.23
2018	57,700	5,678,994	8202	258,346	5,937,340	5,964,972	16.39
2019	58,698	5,764,012	8183	265,886	6,029,898	6,049,577	16.59
2020	62,197	5,886,836	7887	268,460	6,155,296	6,078,878	16.67
2021	64,022	5,794,899	7543	143,965	5,938,864	6,245,673	17.12
2022	66,062	5,695,704	7185	295,982	5,991,686	6,087,388	16.68
2023	67,499	5,865,198	7241	265,084	6,130,282	5,834,648	15.99
2024	69,329	5,855,770	7039	250,700	6,106,470	6,197,458	16.99
2025	71,048	5,765,874	6763	279,260	6,045,134	6,237,370	17.10

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY WATER AND WASTEWATER SYSTEM
September 30, 2025
(Unaudited)

County System Top Ten Retail Utility Customers (Based on Sales Revenue)

Customer	Class	Meter Size	Type of Service	System Revenue	% of Total County Sales Revenue
GULF COAST MEDICAL CENTER	Commercial	10"	Water/Sewer	$ 827,588	0.58%
LANDINGS ENV WRM ASSN INC	Multifamily	6"	Water/Sewer	757,465	0.53%
GCTC PROPERTY LP	Commercial	2"	Water/Sewer	712,480	0.50%
HEALTH PARK MEDICAL CENTER	Commercial	6"	Water/Sewer	631,014	0.44%
PREMIER LINEN SERVICES	Commercial	4"	Water/Sewer	493,994	0.35%
JAMAICA BAY - VENTURE III LLC	Multifamily	8"	Water	468,641	0.33%
KRAFT HEINZ COMPANY	Commercial	3"	Water/Sewer	334,282	0.23%
BAYSIDE ESTATES	Multifamily	3"	Water/Sewer	329,160	0.23%
ISLAND CLUB HOMEOWNERS ASSOC	Multifamily	6"	Water/Sewer	319,380	0.22%
INDIAN CREEK PARK	Multifamily	6"	Water/Sewer	305,604	0.21%
				$ 5,179,608	3.62%

Source: Lee County Utilities Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY WATER AND WASTEWATER SYSTEM
September 30, 2025
(Unaudited)

Rate Comparison with Other Florida Utilities [1]
Residential Service Assuming 5,000 Gallons of Monthly Utility Service

	Water	Wastewater	Total
Lee County Existing Rates [2]	$ 36.45	$ 62.61	$ 99.06
Other Neighboring and Florida Utilities:			
Bonita Springs Utilities, Inc.	$ 33.88	$ 52.22	$ 86.10
Charlotte County	62.39	75.77	138.16
City of Bradenton	33.45	41.90	75.35
City of Cape Coral	42.64	78.80	121.44
City of Fort Myers	42.09	95.29	137.38
City of Marco Island	58.41	58.27	116.68
City of Naples	19.61	51.80	71.41
City of North Port	59.78	79.53	139.31
City of Punta Gorda	37.71	42.56	80.27
Collier County	52.68	84.06	136.74
DeSoto County	59.71	55.30	115.01
Englewood Water District	35.41	52.92	88.33
FGUA - Lake Fairway / Pine Lakes Service Area (Lee County)	65.44	71.22	136.66
FGUA - Lehigh Acres (Lee County)	50.87	82.10	132.97
FGUA - North Fort Myers Service Area (3)	65.44	71.22	136.66
Hillsborough County	38.80	52.84	91.64
Manatee County	25.93	59.44	85.37
Okeechobee Utility Authority	55.71	70.24	125.95
Pinellas County	33.96	60.05	94.01
Sarasota County	37.47	80.43	117.90
Other Florida Utilities Average	$ 45.57	$ 65.80	$ 111.37

[1] Unless otherwise noted, amounts shown reflect residential rates in effect October 2025 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

[2] Amounts shown derived from the Rate Resolution of the County; the water bills shown include the application of the billing that is rendered on a "per bill" basis, regardless of service required by the customer.

[3] Reflects utility service area receiving wastewater service by FGUA and potable water service by Lee County.

Source: Lee County Utilities Division

Connection Fees Comparison With Other Utilities Systems [1]
(Rates per Equivalent Residential Unit (ERU))

	Water	Wastewater	Total
Lee County Existing Rates	$ 2,745	$ 2,993	$ 5,738
Other Neighboring and Florida Utilities:			
Bonita Springs Utilities, Inc.	$ 3,040	$ 3,925	$ 6,965
Charlotte County	1,290	1,610	2,900
City of Boca Raton	5,195	4,168	9,363
City of Bradenton	1,183	1,545	2,728
City of Cape Coral	3,027	2,862	5,889
City of Fort Myers	3,278	3,435	6,713
City of Marco Island	3,740	4,610	8,350
City of Naples	1,416	2,324	3,740
City of North Port	2,319	2,255	4,574
City of Punta Gorda	1,497	2,760	4,257
City of Sarasota	900	2,577	3,477
Collier County	4,411	4,081	8,492
Englewood Water District	1,751	2,754	4,505
FGUA - Lake Fairway/Pine Lakes Service Area (Lee County)	398	2,804	3,202
FGUA - Lehigh Acres System (Lee County)	3,070	3,057	6,127
FGUA - North Fort Myers Service Area	2,745	2,804	5,549
Hillsborough County - Northwest Service Area	2,214	3,651	5,865
Manatee County	1,738	3,175	4,913
Orange County	2,790	5,270	8,060
Pinellas County	352	2,293	2,645
Sarasota County	4,250	4,480	8,730
Other Florida Utilities Average	$ 2,410	$ 3,164	$ 5,574

[1] Unless otherwise noted, amounts shown reflect fees in effect October 2025 for a single equivalent residential unit or single family household exclusive of taxes or franchise fees, if any, and reflect fees charged for inside city service, where applicable. All fees are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all fees and charges imposed by each listed utility.

Source: Water and Wastewater Miscellaneous, Wholesale and Connection Fee Study

Lee County, Florida

SUPPLEMENTAL SCHEDULES

LEE COUNTY SOLID WASTE SYSTEM

September 30, 2025

(Unaudited)

System Historical Operating Results and Indenture Rate Covenant Compliance

Description	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023[7]	Fiscal Year 2024[7]	Fiscal Year 2025[7]
Collection Assessment Revenues	$26,420,303	$26,976,762	$35,336,038	$37,211,786	$40,731,263
Assessment, MSTU, and Tip Fee Revenues	65,289,466	70,578,998	88,236,971	86,829,030	90,584,671
WTE Facility - Gross Electric Sales [1]	9,000,401	21,999,858	11,005,079	7,858,341	11,948,357
Recycling Revenues	1,542,869	2,736,385	4,722,350	6,542,049	7,345,380
Other Miscellaneous Revenue [2]	9,317,841	10,373,958	12,113,488	16,570,603	17,012,210
Gross Revenues	111,570,880	132,665,961	151,413,927	155,011,808	167,621,881
Less Operating Expenses [3]	84,883,473	95,064,834	118,183,073	129,611,416	137,084,784
Net Revenues	26,687,407	37,601,127	33,230,854	25,400,392	30,537,096
Net Position[4]	37,295,296	21,051,042	6,240,768	4,748,701	8,330,151
Net Revenues and Net Position	$63,982,703	$58,652,169	$39,471,621	$30,149,093	$38,867,247
Annual Debt Service [5]					
Series 2016 Bonds	$8,564,000	$8,574,750	$8,589,000	$8,595,750	$8,594,500
Total Annual Debt Service	$8,564,000	$8,574,750	$8,589,000	$8,595,750	$8,594,500
Rate Covenant Test					
Test A:					
Net Revenues and Net Position	$63,982,703	$58,652,169	$39,471,621	$30,149,093	$38,867,247
Annual Debt Service	8,564,000	8,574,750	8,589,000	8,595,750	8,594,500
Annual Debt Service Coverage	7.47	6.84	4.60	3.51	4.52
Minimum Required Debt Service Coverage	1.20	1.20	1.20	1.20	1.20
AND					
Test B:					
Part 1					
Net Revenues	$26,687,407	$37,601,127	$33,230,854	$25,400,392	$30,537,096
Annual Debt Service	8,564,000	8,574,750	8,589,000	8,595,750	8,594,500
Annual Debt Service Coverage	3.12	4.39	3.87	2.95	3.55
Minimum Required Coverage	1.00	1.00	1.00	1.00	1.00
Part 2					
Net Revenues Less Debt Service	$18,123,407	$29,026,377	$24,641,854	$16,804,642	$21,942,596
Required Deposits [6]	-	-	-	-	-
Net After Required Deposits	$18,123,407	$29,026,377	$24,641,854	$16,804,642	$21,942,596

[1] Amounts show reflect gross electric sales revenues; pursuant to agreement the County is required to remit 10% of gross electric revenues to the Operator.

[2] Amounts shown reflect other operating revenues including franchise fee revenues retained by the County, interest income of cash balances, sale of recovered materials from operation of the C&D recycling facility, advanced disposal fees, electric maintenance revenues, contractual reimbursements, sale of ferrous and non-ferrous metals and other miscellaneous revenues. Amounts

[3] Amounts shown are exclusive of depreciation, amortization, renewal and replacement expenses, OPEB and pension liabilities and landfill closure and post-closure expenses.

[4] Amount shown reflects the Net Position of the System Reserves Fund at September 30th of the prior year.

[5] Amounts shown reflect the monthly deposits to the Debt Service Fund for upcoming due (i.e. the accrued debt service).

[6] No required payments were identified since: a) the Debt Service Reserve Account Requirement was met through a Debt Service Reserve Account in the amount of $7.7 million and b) the Renewal and Replacement Fund Requirement was met through the maintenance of a $1.5 million cash deposit held within the Renewal and Replacement Fund.

[7] Amounts shown exclude hurricane related revenues and expenses. Hurricane related expenses are treated as non-recurring expenses for the debt service coverage as they are outside the normal day-to-day operations and should be reimbursed by FEMA.

Source: Lee County Clerk of Courts Finance Department and Lee County Solid Waste Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY SOLID WASTE SYSTEM
September 30, 2025
(Unaudited)

Summary of Historical Charges

Description	Fiscal Year 2024	Fiscal Year 2025	Adopted Fiscal Year 2026 [5]
Assessments:			
Collection (Avg. Areas 1-5) [1]	$192.09	$203.62	$236.81
Residential Credit	-	-	-
Disposal MSW	63.56	67.37	69.83
Disposal Yard Waste	7.02	7.44	7.91
Disposal Facility Assessment Charge	18.61	19.73	20.45
Recycling Assessment	11.05	11.74	12.20
Billing Fee	2.45	2.45	2.45
Early Prepayment Gross Up (4%) (Avg. Areas 1-5) [1]	12.28	12.98	14.57
Gross Assessment Average for Areas 1-5 [2]	$307.06	$325.33	$364.22
Assessment Paid in February = 1% Discount	$303.99	$322.08	$360.58
Assessment Paid in January = 2% Discount	$300.92	$318.82	$356.94
Assessment Paid in December = 3% Discount	$297.85	$315.57	$353.29
Assessment Paid in November = 4% Discount	$294.78	$312.32	$349.65
Tip Fees per Ton by Waste Type:			
MSW w/o Surcharges	$63.56	$67.37	$69.83
MSW w/ Surcharges [3]	63.56	67.37	69.83
Horticulture / Yard Waste	39.97	42.37	43.92
C&DD	63.94	67.78	70.25
Class III	63.94	67.78	70.25
Tires	160.00	225.00	225.00
Disposal Facility Assessment per Ton [4]	$18.61	$19.73	$20.45

[1] Amounts shown reflect the average fee charged for the primary franchise collection Areas 1-5.

[2] Reflects gross assessments before early prepayment discounts as allowed by F.S. Chapter 197.

[3] Unincorporated waste generated by Commercial and Multi-Family customers are charged a gate fee per ton including the addition of the base tip fee plus applicable surcharges per ton for MSW disposal.

[4] Presented for informational purposes only since the disposal facility assessment charge is charged to all MSW customers by assessment, with exception to Hendry County customers.

[5] The County approved the Fiscal Year 2026 charges for services on August 5, 2025 pursuant to Resolution 25-08-32.

Source: Lee County Solid Waste Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY SOLID WASTE SYSTEM
September 30, 2025
(Unaudited)

Summary of Historical Inbound Waste Deliveries (Tons) by Type of Waste [1]

	Historical Period				
Description	**2021**	**2022**	**2023**	**2024**	**2025**
MSW / Residue [2]	631,785	655,395	727,695	653,458	659,307
C&D / Class III	141,710	148,040	329,123	194,420	156,287
Yard Waste	127,725	120,394	122,737	134,436	112,366
Sludge (Wet Tons)	72,715	68,391	64,483	73,104	134,832
Tires	8,794	8,689	16,291	9,055	5,027
Other [3]	4,930	14,548	7,761	1,909	919
Recycling [4]	88,045	85,783	84,543	85,966	83,702
Total	**1,075,704**	**1,101,240**	**1,352,633**	**1,152,348**	**1,152,440**

[1] Amounts shown exclude ash residue since such waste is not considered an inbound waste to the system and is generated from processing of MSW and other processable inbound waste at the WTE facility.

[2] Amounts shown include MSW waste and recycling residue that is processed at the WTE facility.

[3] Amounts shown primarily reflect contaminated sand, but also include minor amounts of waste categorized as certified destroyed waste, international waste, asbestos, oil wastes, and other miscellaneous wastes.

[4] Amounts shown net of recycling residue processed at the WTE facility; however, includes some residue that is disposed of or used as cover at the Lee / Hendry Landfill.

Source: Lee County Solid Waste Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY SOLID WASTE SYSTEM
September 30, 2025
(Unaudited)

Summary of Historical Waste-to-Energy (WTE) Processing Statistics [1]

Description	Historical Period 2021	2022	2023	2024	2025
Annualized Design Capacity (Tons) [1]	670,140	670,140	670,140	670,140	670,140
Guaranteed Tonnage (Tons) [2]	569,619	569,619	569,619	569,619	600,000
Processed Waste (Tons)	587,031	580,064	519,200	534,958	562,740
Received MSW/Residue (Tons) [3]	576,969	574,509	534,579	525,544	560,863
MSW as % of Processed	98.3%	99.0%	103.0%	98.2%	99.7%
WTE Production Statistics:					
Generated Ash Residue (Tons)	139,213	128,581	129,350	117,064	130,938
Ash as % of Waste Processed	23.7%	22.2%	24.9%	21.9%	23.3%
Gross Electricity (MW-hr)	348,053	377,879	321,136	270,017	357,436
Net Electrictiy (MW-hr) [4]	288,914	318,634	265,599	214,015	300,544
Ferrous Recovery (Tons) [5]	20,366	18,986	19,557	21,079	23,172
Non-Ferrous Recovery (Tons) [5]	2,126	2,079	1,713	2,279	2,821

[1] Amounts shown are based on the annualized design capatiy of 1,836 tons per day (not adjusted for leap years) and were not adjusted for any typical or routine maintenance, which would limit the actual capacity for the facility over a twelve (12) month period.

[2] Amounts shown reflect the minimum commitment of processable waste deliveries by the County pursuant to contractual agreement.

[3] Includes residues from reycling processed at the WTE Facility and considered comparable to MSW.

[4] Reflects gross production of electricity net of in-plant use.

[5] The County partnered with the Operator to install an enhanced metals recovery system, which substantially increased the amount of recovered ferrous and non-ferrous metals approximately 15,000 tons per year to 20,000 tons per year.

Source: Lee County Solid Waste Division

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY TRANSPORTATION FACILITIES
September 30, 2025
(unaudited)

Toll Rates - Sanibel Bridge

The schedule below reflects the toll structure:

Vehicle Class	September 30, 2025
2 axles	$ 6.00
3 axles	9.00
4 axles	12.00
5 axles	15.00
6 or more axles, per axle	3.00

Commuters can choose between annual or semi-annual electronic toll collection ("ETC") discount programs that, depending on the cost of the program, require no additional toll ("Unlimited ETC") or a $2.00 toll for each westbound crossing. Purchasers of Unlimited ETC's at least one month after the beginning of the validity period (May 1 or November 1) are entitled to a prorated discount on the purchase price. In addition, further discounts on the cost of the ETC are offered for non-commercial vehicles registered or leased to the same natural person (the "Second Vehicle") who has purchased a discount program for a first vehicle (the "Initial Vehicle").

The following table sets forth the toll rates for two axle vehicles that carry an ETC transponder:

Type of Discount Program	Vehicle	Cost of Discount Program	Additional Toll
Annual[1]	Initial Vehicle	$ 67.00	$ 2.00
	Second Vehicle	33.50	2.00
	Initial Vehicle	400.00	--
	Second Vehicle	200.00	--
Semiannual[2]	Initial Vehicle	50.00	2.00
	Second Vehicle	25.00	2.00
	Initial Vehicle	300.00	--
	Second Vehicle	150.00	--

Source: June 2007 Toll Resolution

[1] Valid for 12 months commencing November 1 of each year.

[2] Valid for 6 months commencing on November 1 or May 1 of each year.

In addition to discount programs valid only on the Sanibel Causeway, commuters can also choose to purchase unlimited discount programs that are valid on all three facilities. The costs of combination unlimited discount programs are also subject to proration as described above in the case of ETC's for the Sanibel Causeway. The costs are as follows:

COMBINATION TOLLS
(Sanibel Causeway, Cape Coral Bridge and Midpoint Memorial Bridge)

Type of Discount Program	Vehicle	Cost of Discount Program	Additional Toll
Annual[1]	Initial Vehicle	$ 107.00	$1.00 for Cape Coral or Midpoint; $2.00 for Sanibel
	Second Vehicle	53.50	$1.00 for Cape Coral or Midpoint; $2.00 for Sanibel
	Initial Vehicle	730.00	--
	Second Vehicle	365.00	--
Semiannual[2]	Initial Vehicle	74.00	$1.00 for Cape Coral or Midpoint; $2.00 for Sanibel
	Second Vehicle	37.00	$1.00 for Cape Coral or Midpoint; $2.00 for Sanibel
	Initial Vehicle	500.00	--
	Second Vehicle	250.00	--

Source: June 2007 Toll Resolution

[1] Valid for 12 months commencing November 1 of each year.

[2] Valid for 6 months commencing on November 1 or May 1 of each year.

Toll Rates - Cape Coral Bridge and Midpoint Memorial Bridge

The schedule below reflects the toll structure:

Vehicle Class	September 30, 2025
2 axles	$ 2.00
3 axles	4.00
4 axles	6.00
5 axles	8.00
6 or more axles, per axle	2.00
Commuter Discounts	(see next page)

The Cape Coral Bridge and Midpoint Memorial Bridge toll structure also offers commuter toll discounts similar to those offered on the Sanibel Causeway. The annual or semi-annual ETC, depending on its cost, requires either (i) no additional toll or (ii) one dollar ($1.00) toll for each westbound crossing. Second Vehicle discounts are available. Combination ETC's which are valid on both the Sanibel Causeway and the Cape Coral Bridge are also available. See the previous Combination Tolls table for a list of toll rates for combination ETC's.

The following table sets forth the toll rates for two axle vehicles that carry an ETC transponder:

Type of Discount Program	Vehicle	Cost of Discount Program	Additional Toll
Annual[1]	Initial Vehicle	$ 40.00	$ 1.00
	Second Vehicle	20.00	1.00
	Initial Vehicle	330.00	--
	Second Vehicle	165.00	--
Semiannual[2]	Initial Vehicle	24.00	1.00
	Second Vehicle	12.00	1.00
	Initial Vehicle	200.00	--
	Second Vehicle	100.00	--

Source: June 2007 Toll Resolution

[1] Valid for 12 months commencing November 1 of each year.

[2] Valid for 6 months commencing on November 1 or May 1 of each year.

Variable Pricing Program

During the term of the variable pricing program, the toll rates for off-peak usage with and without an ETC transponder for each westbound trip on the Cape Coral and Midpoint Memorial Bridges are set forth in the table below:

Vehicle Class	Specified Off-Peak Hour Toll Without ETC	Specified Off-Peak Hour Toll With ETC
2 axles	$ 2.00	$ 1.50/0.75
3 axles	4.00	3.00
4 axles	6.00	4.50
5 axles	8.00	6.00
6 or more axles	2.00 per axle	1.50 per axle

Source: Lee County Department of Transportation

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY TRANSPORTATION FACILITIES
September 30, 2025
(unaudited)

TRANSPORTATION FACILITIES TRAFFIC, REVENUES AND EXPENSES BY BRIDGE

MIDPOINT MEMORIAL BRIDGE TRAFFIC, REVENUE AND EXPENSES

	TOLL PAYING TRAFFIC						
Year	Passenger Cars	Other Traffic[1]	Total	Percentage Change	Gross Toll Revenues	Operating and Maintenance Expenses[2]	Net Revenues
					(000's omitted)	(000's omitted)	(000's omitted)
2016	8,088,851	180,033	8,268,884	3.68%	$ 15,831	$ 3,355	$ 12,476
2017	7,910,053	179,967	8,090,020	-2.16%	15,754	3,396	12,358
2018	8,511,750	195,596	8,707,346	7.63%	16,339	2,797	13,542
2019	8,532,718	189,348	8,722,066	0.17%	16,734	2,822	13,912
2020	7,884,197	187,370	8,071,567	-7.46%	13,925	2,948	10,977
2021	8,646,399	208,537	8,854,936	9.71%	15,039	3,786	11,253
2022	8,650,061	215,739	8,865,800	0.12%	15,031	2,455	12,576
2023	8,440,286	251,812	8,692,098	-1.96%	14,369	2,868	11,501
2024	9,290,012	233,322	9,523,334	9.56%	16,209	2,746	13,463
2025	9,060,598	209,462	9,270,060	-2.66%	17,078	2,537	14,541

CAPE CORAL BRIDGE TRAFFIC, REVENUE AND EXPENSES

	TOLL PAYING TRAFFIC						
Year	Passenger Cars	Other Traffic[1]	Total	Percentage Change	Gross Toll Revenues	Operating and Maintenance Expenses[2]	Net Revenues
					(000's omitted)	(000's omitted)	(000's omitted)
2016	8,114,891	152,000	8,266,891	3.04%	$ 15,014	$ 3,392	$ 11,622
2017	7,925,272	146,445	8,071,717	-2.36%	14,819	3,565	11,254
2018	8,210,849	153,337	8,364,186	3.62%	14,890	2,544	12,346
2019	8,304,477	148,860	8,453,337	1.07%	15,458	3,115	12,343
2020	7,569,884	131,561	7,701,445	-8.89%	12,798	2,886	9,912
2021	8,238,646	125,856	8,364,502	8.61%	13,781	3,657	10,124
2022	8,394,790	105,975	8,500,765	1.63%	13,943	2,567	11,376
2023	7,728,916	159,725	7,888,641	-7.20%	12,802	3,269	9,533
2024	8,611,052	154,570	8,765,622	11.12%	14,664	2,910	11,754
2025	8,293,101	134,211	8,427,312	-3.86%	15,128	2,915	12,213

SANIBEL CAUSEWAY TRAFFIC, REVENUE AND EXPENSES

	TOLL PAYING TRAFFIC(1)						
Year	Passenger Cars	Other Traffic[1]	Total	Percentage Change	Gross Toll Revenues	Operating and Maintenance Expenses[2]	Net Revenues
					(000's omitted)	(000's omitted)	(000's omitted)
2016	3,256,170	80,885	3,337,055	1.65%	$ 15,040	$ 2,250	$ 12,790
2017	3,197,201	80,084	3,277,285	-1.79%	15,040	2,315	12,725
2018	3,181,372	82,851	3,264,223	-0.40%	14,527	1,927	12,600
2019	3,210,873	82,899	3,293,772	0.91%	14,925	2,021	12,904
2020	2,919,222	78,139	2,997,361	-9.00%	12,710	2,024	10,686
2021	3,338,579	80,542	3,419,121	14.07%	14,482	2,727	11,755
2022	3,422,275	82,879	3,505,154	2.52%	14,845	1,951	12,894
2023	1,962,699	132,421	2,095,120	-40.23%	8,396	2,243	6,153
2024	2,622,072	148,352	2,770,424	32.23%	12,906	2,576	10,330
2025	2,736,922	126,439	2,863,361	3.35%	14,680	2,802	11,878

(1) Includes motorcycles and 3+ axle vehicles.

(2) Operating and Maintenance Expenses do not include depreciation, unfunded OPEB and Pension expenses.

Source: Lee County Department of Transportation

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY TRANSPORTATION FACILITIES
September 30, 2025
(unaudited)

Revenues, Operating Expenses and Debt Service Coverage

Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	Revenues	Operating Expenses [1][2]	Net Available for Debt Service	Debt Service	Coverage
2016	$ 46,008	$ 8,910	$ 37,098	$ 14,230	2.61
2017	45,742	9,376	36,366	14,349	2.53
2018	47,492	9,872	37,620	14,303	2.63
2019	49,952	12,344	37,608	9,811	3.83
2020	44,608	12,391	32,217	9,805	3.29
2021	43,708	12,137	31,571	9,795	3.22
2022	53,957	18,153	35,804	9,781	3.66
2023	42,849	15,405	27,444	9,782	2.81
2024	61,624	22,627	38,997	9,895	3.94
2025	58,912	11,782	47,130	9,796	4.81

(1) Amount shown does not include depreciation or amortization expenses which are not considered an operating expense pursuant to the County's Bond Resolution.

(2) Operating expenses do not include under funded OPEB and pension expenses pursuant to the County's Bond Resolution

Source: Lee County Clerk of Courts Finance Department

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
September 30, 2025
(unaudited)

The following table lists the airlines serving the Airport, including all airlines operating passenger service into the Airport which have entered into an Airline-Airport Use and Lease Agreement with the Authority (the "Signatory Airlines").

Airlines Serving the Airport[1]

Domestic Carriers	Regionals/Affiliates
Alaska Airlines	
American Airlines*	Endeavor Air
Avelo Airlines	Envoy Air
Breeze Airlines	Mesa Airlines
Delta Air Lines *	PSA Airlines
JetBlue*	Republic
Frontier*	
Southwest*	
Spirit Airlines*	
Sun Country*	
United*	

International Air Carriers	Air Cargo Carriers
Air Canada	Federal Express
Eastern Air Express	United Parcel Service
Eurowings Discover	
Porter Air	
WestJet	

* Denotes Signatory Airline as defined in Airline-Airport Use Agreements as of September 30, 2025.

(1) During the peak winter months, a number of other domestic and international charter airlines also operate at the Airport.

Source: Lee County Port Authority

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
September 30, 2025
(Unaudited)

Airport Enplanements October 2024 - September 2025

	Commercial Air Carriers	Regionals/ Affiliates	International Air Carriers	Domestic Charters	Total Enplanements	Total Enplanements for Month in Prior Year	Percentage Change
October 2024	293,043	0	8,129	0	301,172	349,374	-13.8%
November 2024	433,563	3,108	18,749	0	455,420	473,621	-3.8%
December 2024	496,984	5,067	23,452	0	525,503	527,344	-0.3%
January 2025	510,272	6,531	24,760	0	541,563	565,261	-4.2%
February 2025	541,705	5,408	24,853	0	571,966	594,975	-3.9%
March 2025	704,049	3,461	33,476	0	740,986	749,941	-1.2%
April 2025	605,102	2,908	21,398	0	629,408	619,090	1.7%
May 2025	437,165	744	7,160	0	445,069	441,402	0.8%
June 2025	347,521	1,586	4,333	0	353,440	353,253	0.1%
July 2025	354,213	1,617	5,382	0	361,212	341,068	5.9%
August 2025	322,884	553	4,890	0	328,327	310,549	5.7%
September 2025	268,418	28	3,993	0	272,439	258,379	5.4%

The following table sets forth the historical enplanements for the Airport by air carrier type, as well as the annual percentage increase in enplaned passengers.

Historical Enplanements by Carrier Type

Fiscal Year	Commercial Air Carriers	Regionals/ Affiliates	International Air Carriers	Domestic Charters	Airport Total
2016	4,030,128	103,863	188,683	10,323	4,332,997
2017	4,100,935	111,095	197,746	11,892	4,421,668
2018	4,415,623	67,790	171,193	7,607	4,662,213
2019	4,775,708	62,171	188,521	275	5,026,675
2020	3,332,299	74,317	121,469	191	3,528,276
2021	4,429,578	97,408	7,601	389	4,534,976
2022	5,421,160	37,532	112,492	353	5,571,537
2023	4,569,380	7,999	144,022	0	4,721,401
2024	5,398,752	8,839	176,666	0	5,584,257
2025	5,314,919	31,011	180,575	0	5,526,505
Compounded Growth					
2016-2025	3.12%	-12.57%	-0.49%	-100.00%	2.74%

Source: Lee County Port Authority

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
September 30, 2025
(Unaudited)

HISTORICAL LANDED WEIGHT BY AIRLINE (1000 lbs)

Airline	FY 2024 Landed Weight	FY 2024 Share	FY 2025 Landed Weight	FY 2025 Share
Delta	1,209,890	19.8%	1,255,951	19.7%
Southwest	1,003,741	16.4%	1,087,354	17.0%
American	849,636	13.9%	886,993	13.9%
United	843,174	13.8%	858,188	13.5%
JetBlue	503,602	8.2%	612,067	9.6%
Frontier	430,710	7.0%	312,306	4.9%
Spirit Airlines	428,657	7.0%	292,653	4.6%
International Airlines	222,150	3.6%	238,119	3.7%
Breeze Airlines	171,684	2.8%	385,576	6.0%
Cargo	162,075	2.6%	165,810	2.6%
Sun Country	161,355	2.6%	154,913	2.4%
Avelo Airlines	83,133	1.4%	84,193	1.3%
Alaska Airlines	36,537	0.6%	7,008	0.1%
Envoy	8,617	0.14%	13,340	0.2%
Endeavor Air	1,727	0.0%	6,526	0.1%
PSA Airlines	1,202	0.02%	4,876	0.1%
Republic Airline	747	0.0%	12,665	0.2%
Mesa Airlines	-	0.0%	225	0.0%
Skywest	-	0.0%	75	0.0%
Domestic Charters	-	0.00%	405	0.0%
Total	6,118,634	100%	6,379,241	100%

Source: Lee County Port Authority

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
September 30, 2025
(Unaudited)

HISTORICAL ENPLANEMENTS BY AIRLINE

Airline	FY 2024 Enplanements	FY 2024 Share	FY 2025 Enplanements	FY 2025 Share
Delta	1,157,014	20.7%	1,148,177	20.8%
Southwest	950,630	17.0%	954,436	17.3%
American	804,816	14.4%	795,623	14.4%
United	797,076	14.3%	789,881	14.3%
JetBlue	469,724	8.4%	521,741	9.4%
Breeze Airlines	135,069	2.42%	296,077	5.4%
Frontier	399,282	7.2%	294,739	5.3%
Spirit Airlines	397,113	7.1%	262,532	4.8%
International Airlines	176,666	3.2%	180,575	3.3%
Sun Country	178,055	3.2%	164,942	3.0%
Avelo Airlines	77,126	1.38%	79,737	1.4%
Envoy	5,866	0.11%	10,708	0.2%
Republic Airline	286	0.0%	10,683	0.2%
Alaska Airlines	32,847	0.59%	7,034	0.1%
Endeavor Air	1,545	0.0%	5,588	0.1%
PSA Airlines	1,142	0.02%	4,022	0.1%
Mesa Airlines	-	0.0%	6	0.0%
Skywest	-	0.00%	4	0.0%
Domestic Charters	-	0.00%	-	0.0%
	5,584,257	100%	5,526,505	100%

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
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(Unaudited)

An Airport's air service is often measured through the distribution of its origin and destination (O & D) markets, which is a function of air travel demands and the airport's available nonstop service. The following table presents historical data on the Airport's top 30 O&D markets.

PRIMARY DOMESTIC ORIGIN & DESTINATION PASSENGER MARKETS

Fiscal Year 2024							Fiscal Year 2025						
Rank	Market		Nonstop Service	Nonstop Miles	Total O&D Passengers	Percent of Total	Rank	Market		Nonstop Service	Nonstop Miles	Total O&D Passengers	Percent of Total
1	Chicago (O'Hare)	ORD	•	1,120	679,629	6.11%	1	Chicago (O'Hare)	ORD	•	1,120	652,146	5.91%
2	Minneapolis	MSP	•	1,416	631,317	5.68%	2	Boston	BOS	•	1,249	638,992	5.79%
3	Detroit	DTW	•	1,085	604,665	5.44%	3	Minneapolis	MSP	•	1,416	586,877	5.32%
4	Boston	BOS	•	1,249	598,261	5.38%	4	Detroit	DTW	•	1,085	559,299	5.07%
5	New York (Newark)	EWR	•	1,068	517,453	4.66%	5	New York (Newark)	EWR	•	1,068	511,415	4.63%
6	Philadelphia	PHL	•	992	353,767	3.18%	6	Cleveland	CLE	•	1,037	338,229	3.07%
7	Cleveland	CLE	•	1,037	320,398	2.88%	7	Philadelphia	PHL	•	992	334,055	3.03%
8	New York (JFK)	JFK	•	1,074	310,499	2.79%	8	New York (JFK)	JFK	•	1,074	294,020	2.66%
9	New York (La Guardia)	LGA	•	1,090	275,132	2.48%	9	Chicago (Midway)	MDW	•	1,105	279,007	2.53%
10	Chicago (Midway)	MDW	•	1,105	273,966	2.46%	10	Cincinnati	CVG	•	878	243,439	2.21%
11	Indianapolis	IND	•	966	270,228	2.43%	11	Indianapolis	IND	•	966	235,817	2.14%
12	Cincinnati	CVG	•	878	250,919	2.26%	12	New York (La Guardia)	LGA	•	1,090	215,291	1.95%
13	Atlanta	ATL	•	515	237,913	2.14%	13	Atlanta	ATL	•	515	211,030	1.91%
14	Denver	DEN	•	1,606	221,296	1.99%	14	Baltimore	BWI	•	946	203,134	1.84%
15	Columbus	CMH	•	930	204,441	1.84%	15	Denver	DEN	•	1,606	199,629	1.81%
16	Baltimore	BWI	•	946	197,481	1.78%	16	Columbus	CMH	•	930	199,154	1.80%
17	Pittsburg	PIT	•	966	185,242	1.67%	17	Pittsburg	PIT	•	966	194,912	1.77%
18	Milwaukee	MKE	•	1,183	179,985	1.62%	18	St. Louis	STL	•	979	178,593	1.62%
19	St. Louis	STL	•	979	176,940	1.59%	19	Hartford	BDL	•	1,180	176,135	1.60%
20	Washington (National)	DCA	•	892	167,119	1.50%	20	Providence	PVD	•	1,201	149,503	1.35%
21	Dallas/Ft. Worth	DFW	•	1,017	149,050	1.34%	21	Westchester County	HPN	•	1,102	148,262	1.34%
22	Hartford	BDL	•	1,180	145,305	1.31%	22	Dallas/Ft. Worth	DFW	•	1,017	148,096	1.34%
23	Nashville International	BNA	•	722	126,082	1.13%	23	Milwaukee	MKE	•	1,183	147,796	1.34%
24	Atlantic City	ACY	•	982	121,770	1.10%	24	Washington (National)	DCA	•	892	133,781	1.21%
25	Providence	PVD	•	1,201	115,854	1.04%	25	Nashville International	BNA	•	722	122,738	1.11%
26	Charlotte	CLT	•	600	112,822	1.02%	26	Charlotte	CLT	•	600	121,672	1.10%
27	Westchester County	HPN	•	1,102	105,708	0.95%	27	Dulles	IAD	•	891	104,727	0.95%
28	Dulles	IAD	•	891	103,806	0.93%	28	Atlantic City	ACY	•	982	102,370	0.93%
29	Houston	IAH	•	861	103,742	0.93%	29	Houston	IAH	•	861	99,339	0.90%
30	Kansas City	MCI	•	1,156	95,941	0.86%	30	New Haven	HVN	•	1,142	95,780	0.87%
	Total- Top 30 Markets				7,836,731	70.5%		Total- Top 30 Markets				7,625,238	69.1%
	Total - All Other Markets				2,926,403	26.3%		Total - All Other Markets				3,046,565	27.6%
	Total - International Markets				351,994	3.2%		Total - International Markets				363,210	3.3%
	Total - All Markets				11,115,128	100.0%		Total - All Markets				11,035,013	100.0%

Source: U.S. DOT O&D Summary Report

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
September 30, 2025
(Unaudited)

Historical aircraft operations are defined as the arrival or departure of an aircraft. The following table presents historical data on the Airport's aircraft operations by carrier class.

HISTORICAL AIRCRAFT OPERATIONS

Fiscal Year	Commercial Air Carriers	Regionals/ Affiliates	International Air Carriers	Domestic Charters	General Aviation[1]	All-Cargo	Military	Airport Total
2016	59,842	4,498	3,100	342	9,228	1,228	1,206	79,444
2017	60,786	4,662	2,838	414	10,971	1,324	1,284	82,279
2018	63,548	3,230	2,420	278	9,360	1,596	1,205	81,637
2019	66,752	2,188	2,240	42	9,551	1,810	1,204	83,787
2020	57,946	2,684	1,784	42	10,803	1,646	1,601	76,506
2021	74,318	3,336	288	50	14,641	1,546	1,263	95,442
2022	77,608	1,254	1,846	98	13,798	1,528	1,081	97,213
2023	65,872	348	2,144	4	12,248	1,622	1,090	83,328
2024	75,300	332	2,670	-	14,313	1,204	1,350	95,169
2025	78,274	1,008	2,976	6	16,010	1,204	1,163	100,641
Compounded Growth								
2016-2025	3.03%	-15.31%	-0.45%	-36.19%	6.31%	-0.22%	-0.40%	2.66%

[1] Also includes activity by miscellaneous air taxis.

Source: Lee County Port Authority

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
SOUTHWEST FLORIDA INTERNATIONAL AIRPORT
September 30, 2025
(dollars in thousands)

HISTORICAL STATEMENT OF NET REVENUES [1]
FISCAL YEARS 2021-2025

OPERATING REVENUES:	2021	2022[12]	2023[12]	2024[13]	2025
User fees	$ 41,367	$ 44,246	$ 50,303	$ 51,459	$ 88,100
Rentals and franchise fees	4,982	5,831	5,643	7,181	6,964
Concessions	48,857	68,297	61,475	68,934	69,900
Customer Facility Charges[2]	-	-	-	18,818	22,712
Pledged PFCs[3]	2,915	10,941	10,878	11,416	20,227
Interest Revenue[4]	219	2,084	10,297	11,071	12,797
Miscellaneous	1,246	311	522	5,224	456
Total Operating Revenues	99,586	131,710	139,118	174,103	221,156
OPERATING EXPENSES[5]:					
Salaries and wages [6]	24,186	26,265	26,644	26,427	33,448
Employee benefits	12,272	13,432	15,198	16,324	17,269
Contractual services, materials and supplies[7]	15,466	17,960	20,696	26,881	33,362
Utilities	4,128	5,008	5,546	5,643	6,132
Repairs and maintenance	2,710	2,779	3,412	3,703	3,558
Insurance	1,772	2,243	3,077	3,723	3,597
Other	1,470	1,780	2,081	2,332	2,491
Total Operating Expenses	62,004	69,467	76,654	85,033	99,857
NET REVENUES	37,582	62,243	62,464	89,070	121,299
Transfers in[8]	31	224	289	351	-
Bond debt service interest	11,279	14,289	14,405	13,668	43,666
Bond Principal[9]	3,580	5,135	14,750	15,490	17,965
TOTAL DEBT SERVICE:	$ 14,859	$ 19,424	$ 29,155	$ 29,158	$ 61,631
BOND SERVICE REQUIREMENT COVERAGE[10]	2.53	3.20	2.14	3.05	1.97
BOND SERVICE REQUIREMENT COVERAGE AFTER TRANSFERS[11]	2.53	3.22	2.15	3.07	1.97

[1] Net Revenues are determined in accordance with the Bond Resolution.
[2] Customer facility charges less amounts designated as Available Revenues are treated as Revenues in accordance with the amen resolution. Customer Facility Charges for FY2024 have been revised from prior ACFRs to incorporate this amendment. In fisca there were no amounts designated as available CFC revenue.
[3] The County has pledged the Pledged PFCs as additional security for the PFC Pledged Bonds. Therefore, receipts from the PFC are treated as Revenues under the Bond Resolution.
[4] Interest revenue has been revised from prior ACFRs to exclude interest earnings on the 2021B proceeds in accordance with the l resolution. This reduced interest revenue by $1.9M and $8.8M in FY2022 and FY2023, respectively.
[5] Operating Expenses do not include depreciation, amortization and unpaid pension and other postemployment benefits expense in accordance with the bond resolution.
[6] Salaries and wages reduced with moneys received from the ARP Act by $3.8M and $5.1M in FY2023 and FY2024, respectively.
[7] Contractual services reduced with moneys received from the CARES, CRRSA and ARP Act by $3.5M, $4.7M, $7.4M and $4.9M FY2021, FY2022, FY2023 and FY2024, respectively.
[8] Transfers include a Federal Inspection Station user fee of $2.00 per deplaned passenger. Agreement ended on 9/30/2024. Effec
[9] Principal reduced by early redemption of Airport Revenue Refunding Bonds, Series 2010A paid with moneys received from the CARES Act and ARP Act by $8.7M and $9.6M in FY2021 and FY2022, respectively.
[10] 1.00x Required Coverage
[11] 1.25x Required Coverage
[12] Principal and interest paid on the taxable subordinate revolving credit facility were $9.8M and $0.2M, respectively in FY2022. I principal and interest paid were $12.9M and $0.3M, respectively. While the reductions in principal were paid with moneys rec from grants, net revenues were sufficient to cover these payments.
[13] Principal and interest paid on the taxable subordinate revolving credit facility were $9.0M and $0.1M, respectively in FY2024.

Source: Lee County Clerk of Circuit Court & Comptroller - Comptroller and Treasury Department

Lee County, Florida
SUPPLEMENTAL SCHEDULES
LEE COUNTY PORT AUTHORITY
September 30, 2025
(Unaudited)

PASSENGER FACILITY CHARGE REVENUE REPORT

Fiscal Year Ended September 30	Total Enplaned Passengers	Eligible Enplaned Passengers	Net PFC Cash Collections	Interest Income	Total PFC Revenue
2022	5,571,537	5,483,920	21,264,856	181,067	21,445,923
2023	4,721,401	4,637,494	18,176,851	1,310,211	19,487,062
2024	5,584,257	5,497,072	20,965,283	1,788,487	22,753,770
2025	5,526,505	5,430,026	20,765,320	1,791,005	22,556,325

Source: Lee County Port Authority







Photo Courtesy of Fort Myers - Islands, Beaches and Neighborhoods

Lee County, Florida

Single Audit Reports

For the Year Ended September 30, 2025

(With Independent Auditors' Report Thereon)



LEE COUNTY, FLORIDA

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Board of County Commissioners
Lee County, 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lee County, Florida (the County), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the County's basic financial statements, and have issued our report thereon dated April 23, 2026.

Report on Internal Control Over Financial Reporting

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

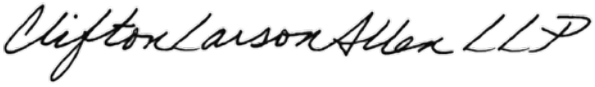
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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County'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.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 23, 2026

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT, REPORT ON INTERNAL CONTROL OVER COMPLIANCE, AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Board of County Commissioners
Lee County, Florida

Report on Compliance for Each Major Federal Program and State Project

Opinion on Each Major Federal Program

We have audited Lee County, Florida's (the County) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and the requirements described in the State of Florida Department of Financial Services' *State Projects Compliance Supplement* that could have a direct and material effect on each of the County's major federal programs and state projects for the year ended September 30, 2025. The County's major federal programs and state projects are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the County complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program and State 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; 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 10.550, Rules of the Auditor General for Local Governmental Entity Audits (Chapter 10.550). Our responsibilities under those standards, the Uniform Guidance, and Chapter 10.550 are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the County 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 each major federal program and state project. Our audit does not provide a legal determination of the County's compliance with the compliance requirements referred to above.

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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 County's federal programs and state projects.

Auditors' 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 County'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 10.550 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 County's compliance with the requirements of each major federal program or state project as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550 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 County'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 County'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 10.550, but not for the purpose of expressing an opinion on the effectiveness of the County'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.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and Chapter 10.550 and which are described in the accompanying schedule of findings and questioned costs as item 2025-001. Our opinion on each major federal program and state project is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the County's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The County's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' 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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

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 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 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 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. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2025-001 and 2025-002 to be significant deficiencies.

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.

Government Auditing Standards requires the auditor to perform limited procedures on the County's response to the internal control over compliance findings identified in our audit described in the accompanying schedule of findings and questioned costs. The County's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

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 10.550. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards and State Financial Assistance Required by the Uniform Guidance and Chapter 10.550

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the County as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the County's basic financial statements. We have issued our report thereon, dated April 23, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by the Uniform Guidance and Chapter 10.550 and is 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 is fairly stated in all material respects in relation to the basic financial statements as a whole.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 23, 2026

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
U.S. Department of Agriculture:						
Lakes Park Riparian Zone Tree Planting	10.664	31092	Florida Department of Agriculture and Consumer Services (FDACS)	37,500	37,000	-
Urban and Consumer Forestry - Planting, Preservation, and Invasives Control Grant Program	10.664	31115	Florida Department of Agriculture and Consumer Services (FDACS)	39,620	12,397	-
Total program				77,120	49,397	-
Total U.S. Department of Agriculture				77,120	49,397	-
U.S. Department of Environmental Protection Agency						
Community Change Grants Program	66.202	03D33425		2,400,000	1,198,262	-
Total program				2,400,000	1,198,262	-
Total U.S. Department of Environmental Protection				2,400,000	1,198,262	-
U.S. Department of Health & Human Services:						
Temporary Assistance for Needy Families - Homeless Prevention (FY24-25)	93.558	QPZ02	Florida Department of Children and Families	46,582	39,539	38,841
Temporary Assistance for Needy Families - Homeless Prevention (FY24-25)	93.558	LP036	Florida Department of Children and Families	31,574	5,600	5,600
Total program				78,156	45,139	44,441
Community Services Block Grant FY24	93.569	E2008	Florida Department of Economic Opportunity	507,085	425,471	-
CSBG-DRSF	93.569	E2008	Florida Department of Economic Opportunity	1,162,252	598,936	-
Total program				1,669,337	1,024,407	-
Low Income Home Energy Assistance Program (LIHEAP)	93.568	E2008	Florida Department of Economic Opportunity	1,758,492	303,710	-
Low Income Home Energy Assistance Program (LIHEAP)	93.568	E2008	Florida Department of Economic Opportunity	2,446,916	2,348,096	-
Low Income Home Energy Assistance Program (LIHEAP)	93.568	E2008	Florida Department of Economic Opportunity	162,401	116,388	-
Total program				4,367,809	2,768,194	-
Total U.S. Department of Health & Human Services				6,115,302	3,837,740	44,441

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
U.S. Department of Homeland Security:						
Disaster Grant-Public Assistance - Hurricane IAN DR-4673	97.036	Z2887	Florida Division of Emergency Management	214,376,751	13,538,629	-
Disaster Grant-Public Assistance - FEMA Hurricane Milton DR4834	97.036	Z4366	Florida Division of Emergency Management	1,362,179	1,362,179	-
Public Assistance Disaster Grant- Hurricane Milton DR-4834	97.036	Z4324	Florida Division of Emergency Management	6,016,332	6,016,332	-
	Total program			221,755,262	20,917,140	-
Hazard Mitigation Grant - Generator Project Century Link Sports Complex	97.039	4337-137-R H0221	Florida Division of Emergency Management	393,932	9,271	-
Hazard Mitigation Grant - Generator Project Harns Marsh Elementary	97.039	4337-175-R H0304	Florida Division of Emergency Management	1,275,629	281	-
Hazard Mitigation Grant - Generator Project Tortuga Elementary	97.039	4337-176-R H0305	Florida Division of Emergency Management	392,938	6,326	-
Hazard Mitigation Grant - Generator Project Treeline Elementary	97.039	4337-178-R H0306	Florida Division of Emergency Management	1,365,908	1,138	-
Hazard Mitigation Grant - Generator Project Estero High	97.039	4337-180-R H0271	Florida Division of Emergency Management	261,947	11,563	-
Hazard Mitigation Grant - Generator Project Alico Arena	97.039	4337-326-R H0414	Florida Division of Emergency Management	1,395,860	1,196	-
	Total program			5,086,214	29,774	-
Emergency Management Performance Grant (EMPG FY23-24)	97.042	G0454	Florida Division of Emergency Management	169,368	491	-
Emergency Management Performance Grant (EMPG FY24-25)	97.042	G0561	Florida Division of Emergency Management	153,016	153,016	-
	Total program			322,384	153,507	-
Homeland Security Grant Program - Florida Urban Search and Rescue Task Force 6	97.067	R0868	Florida Division of Emergency Management	93,050	57,031	-
Homeland Security Grant Program	97.067	RO934	Florida Division of Emergency Management	14,000	13,999	-
	Total program			107,050	71,030	-
	Total U.S. Department of Homeland Security			227,270,910	21,171,451	-

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
U.S. Department of Housing & Urban Development:						
CDBG - Entitlement/Special Purpose Grants Cluster						
CDBG/Entitlement Grants- Year 30	14.218	B-19-UC-12-003		3,047,518	56	-
COVID-19 CDBG/Entitlement Grants- Year 30	14.218	B-20-UW-12-0013		4,574,937	550,114	549,298
CDBG/Entitlement Grants- Year 31	14.218	B-20-UC-12-0013		3,229,599	80,617	-
CDBG/Entitlement Grants Year 32	14.218	B-21-UC-12-0013		3,321,573	212,639	212,075
CDBG/Entitlement Grants Year 33	14.218	B-22-UC-12-0014		3,143,590	1,370,788	1,298,658
CDBG/Entitlement Grants Year 34	14.218	B-23-UC-12-0014		3,085,111	607,424	326,371
CDBG/Entitlement Grants Year 35	14.218	B-24-UC-12-0014		3,127,061	999,382	359,672
Hurricane Helene & Milton CDBG-DR	14.218	B-25-UU-12-0003		100,683,000	2,065,530	-
CDBG/Richmond Bridge	14.218	IR034	Department of Economic Opportunity	678,566	83,807	-
CDBG-DR / Hurricane Ian Disaster Recovery Allocation (88-FR-32046)	14.218	B-23-UN-12-0002		1,107,881,000	85,721,596	15,174,058
Neighborhood Stabilization Program	14.218	B-08-UN-12-0009		18,243,867	1,519	532
Neighborhood Stabilization Program 3	14.218	B-11-UN-12-0009		6,639,174	93,684	168
	Total program-cluster sub-total			1,257,654,996	91,787,156	17,920,833
	Total CDBG - Entitlement / Special Purpose Grants Cluster			1,257,654,996	91,787,156	17,920,833
CDBG/Entitlement Grants- DR FL DEO - San Carlos Park Drainage & Sidewalk Repairs	14.228	IR014		7,119,293	574,252	-
CDBG -MIT Harden WTE Facility Roof and Equipment	14.228	I0172		2,820,000	1,809,899	-
CDBG/Entitlement Grants- Mitigation for Evacuation Zones A&B	14.228	MT022	FL Dept of Economic Opportunity	253,000	252,439	-
	Total program			10,192,293	2,636,590	-
Emergency Solutions Grant Program - State (FY24-25)	14.231	QPZ02		116,262	83,470	-
Emergency Solutions Grant Program - Rush	14.231	E-22-UW-12-0013		2,137,979	1,227,503	724,274
Emergency Solutions Grant Program - Rush	14.231	QPZ02		448,190	92,992	92,992
Emergency Solutions Grant Program PY23	14.231	E-23-UC-12-0013		276,288	234,712	-
Emergency Solutions Grant Program PY24	14.231	E-24-UC-12-0013		271,149	41,042	-
Emergency Solutions Grant Program PY24	14.231	LP036		210,571	20,272	-
	Total program			3,460,439	1,699,991	817,266
Home Investment Partnership Program - Year 32 (FY24)	14.239	M-23-UC-12-0210		1,095,673	52,987	30,143
Home Investment Partnership Program - Year 31 (FY23)	14.239	M-22-UC-12-0210		1,131,175	876,571	839,032
Home Investment Partnership Program - Year 30 (FY22)	14.239	M-21-UC-12-0210		1,049,047	128,231	74,900
Home Investment Partnership Program(FY24)	14.239	M-24-UC-12-0210		935,108	102,310	21,250
Home Investment Partnership Program - ARP	14.239	M-21-UP-12-0210		3,802,106	668,085	290,000
	Total program			8,013,109	1,828,184	1,255,325

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Housing Opportunities for Persons with Aids (HOPWA)	14.241	CODUI-1		235,500	135,181	-
Housing Opportunities for Persons with Aids (HOPWA)	14.241	CODUI-1		235,500	36,726	-
	Total program			471,000	171,907	-
Continuum of Care Program (SHP FY22)	14.267	Various		2,012,619	42,635	42,635
HUD Continuum of Care	14.267	Various		2,650,373	144,123	144,123
HUD Continuum of Care	14.267	Various		2,171,391	2,084,141	1,815,486
	Total program			6,834,383	2,270,899	2,002,244
	Total U.S. Department of Housing & Urban Development			1,286,626,220	100,394,727	21,995,667
U.S. Department of Justice:						
COPS Technology and Equipment Program	16.710	15JCOPS-24-GG-02146-TECP		2,500,000	2,499,875	-
	Total program			2,500,000	2,499,875	-
Lee County Sheriff's Office Disaster Recovery Project	16.738	15PBJA-24-GG-05219-JAGX		107,833	106,894	-
Lee County Sheriff's Office Disaster Recovery Project	16.738	15PBJA-23-GG-03299-JAGX		119,250	119,250	-
	Total program			227,083	226,144	-
Paul Coverdell Forensic Sciences Improvement Grant Program FY24	16.742	15PBJA-24-GG-03219-COVE		3,220	3,220	
	Total program			3,220	3,220	-
	Total U.S. Department of Justice			2,730,303	2,729,239	
U.S. Department of Transportation/non-FAA:						
Highway Planning and Construction - Enhancement & Ops of Lee TOC	20.205	G1079 (429960-1-88-01)	Florida Department of Transportation	304,500	42,300	-
Highway Planning and Construction - Able Canal Pathway	20.205	435351-2-38/58/68-01	Florida Department of Transportation	4,912,650	230,036	-
Highway Planning and Construction - Hurricane Ian Permanent Signal Repair	20.205	G2M50	Florida Department of Transportation	3,216,844	160,965	-
Highway Planning and Construction - Lehigh SRTS	20.205	G3697	Florida Department of Transportation	742,110	223,484	-
Highway Planning and Construction - Gunnery and Buckingham RAB	20.205	G3661	Florida Department of Transportation	4,590,880	2,781,099	-
Highway Planning and Construction - Ian Repairs to Matlacha Bridge	20.205	G3593	Florida Department of Transportation	2,958,466	82,421	-
Highway Planning and Construction - an Repairs to Hickory Blvd.	20.205	G3653	Florida Department of Transportation	722,110	382,923	-
	Total program			17,447,560	3,903,228	-

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Federal Transit Cluster						
Federal Transit Formula Grants - USC 5307 FY13	20.507	FL-90-X806		6,527,494	335,791	-
Federal Transit Formula Grants - USC 5307 FY15	20.507	FL 2016-047		5,787,589	22,767	-
Federal Transit Formula Grants - USC 5307 FY16	20.507	FL-2016-043-00		5,731,365	109,680	-
Federal Transit Formula Grants - USC 5307 FY18	20.507	FL-2018-079-00		6,257,157	130,067	-
Federal Transit Formula Grants - USC 5307 FY19	20.507	FL 2019-080-02		6,459,611	197,984	-
Federal Transit Formula Grants - USC 5307 FY20	20.507	FL 2021-059		6,768,285	648,992	-
Federal Transit Formula Grants (5307); Bus and Bus Facilities Formula, Competitive, and Low or No Emissions Programs - Super Grant	20.507	FL 2022-004		7,174,770	4,800,589	-
Federal Transit Formula Grants (5307 Flex); Bus and Bus Facilities Formula, Competitive, and Low or No Emissions Programs - Super Grant	20.507	FL 2022-004		1,500,000	1,496,750	-
Federal Transit Formula Grants - Super Grant: 5307 Formula; 5307 Flex Funds and 5339 for Capital Assistance - FY22	20.507	FL-2024-027-00		8,810,107	3,698,232	-
Federal Transit Formula Grants - Super Grant: 5307 Formula; 5307 Flex Funds and 5339 for Capital Assistance - FY22	20.507	FL-2024-027-00		667,693	459,045	-
	Total program-cluster sub-total			55,684,071	11,899,897	-
Federal Transit Formula Grants - USC 5339 Bus & Bus Facilities Formula	20.526	FL-2020-060		3,000,000	1,130	-
	Total program-cluster sub-total			3,000,000	1,130	-
	Total Federal Transit Cluster			58,684,071	11,901,027	-
Formula Grants for Rural Areas and Tribal Transit Program - USC 5311	20.509	G1V48 (410125-1-84-39)	Florida Department of Transportation	358,467	106,431	-
Formula Grants for Rural Areas and Tribal Transit Program - USC 5311 (CARES)	20.509	G1M56 (447488-1-84-01)	Florida Department of Transportation	849,324	16,183	-
	Total program			1,207,791	122,614	-
Transit Services Programs Cluster						
Enhanced Mobility of Seniors and Individuals with Disabilities - USC 5310 (Oper/Trips)	20.513	G1V36 (447506-1-84-01)		164,782	46,174	-
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	G2Y31		180,000	169,363	-
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	G3753		229,500	19,726	-
	Total program-cluster sub-total			574,282	235,263	-
	Total Transit Services Programs Cluster			574,282	235,263	-

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Federal Transit Formula Grants - USC 5339 Bus & Bus Facilities Formula	20.527	FL-2024-072 (ER Grant)		8,464,227	243	-
	Total program			8,464,227	243	-
	Total U.S. Department of Transportation/non-FAA			86,377,931	16,162,375	-
U.S. Department of Transportation/FAA:						
Airport Improvement Program - Construction of Taxilanes project at Page Field	20.106	3-12-0027-026-2023	U.S. Department of Transportation Federal Aviation Administration	4,210,642	1,491,032	-
Airport Improvement Program - Rehabilitate Access Road / Rehabilitate Perimeter Road	20.106	3-12-0135-064-2023	U.S. Department of Transportation Federal Aviation Administration	8,732,164	895,436	-
Airport Improvement Program - Expand Terminal Access Road – Construction	20.106	3-12-0135-066-2024	U.S. Department of Transportation Federal Aviation Administration	8,000,000	798,319	-
Airport Improvement Program - Expand Concourse E Construction	20.106	3-12-0135-067-2024	U.S. Department of Transportation Federal Aviation Administration	7,000,000	417,600	-
Airport Improvement Program - New Passenger Boarding Bridges	20.106	3-12-0135-069-2025	U.S. Department of Transportation Federal Aviation Administration	10,000,000	3,460,037	-
Airport Improvement Program - Expand Concourse E Construction	20.106	3-12-0135-068-2025	U.S. Department of Transportation Federal Aviation Administration	11,830,895	743,252	-
Airport Improvement Program - Reconstruct Taxiway A3/Reconstruct Taxilane D2	20.106	3-12-0027-027-2025	U.S. Department of Transportation Federal Aviation Administration	2,246,623	147,538	-
	Total U.S. Department of Transportation/FAA			52,020,324	7,953,214	-
U.S. Department of Treasury:						
COVID-19: Emergency Rental Assistance Program (ERA2)	21.023	ERAE0283		18,410,960	616,044	604,044
	Total program			18,410,960	616,044	604,044
COVID-19: Coronavirus State and Local Fiscal Recovery Funds: American Rescue Plan	21.027	SLT-2390		149,675,549	41,087,479	3,998,544
	Total program			149,675,549	41,087,479	3,998,544
COVID-19: Capital Project Fund Multi-Purpose Community Facility Program	21.029	BB225		1,110,755	8,611	-
	Total program			1,110,755	8,611	-
	Total U.S. Department of the Treasury			169,197,264	41,712,134	4,602,588
	Total Expenditures of Federal Awards			**1,832,815,374**	**195,208,539**	**26,642,696**

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Executive Office of the Governor						
EMPA Base Grant FY23-24	31.063	A0443		105,806	93,381	-
	Total program			105,806	93,381	-
Local Emergency Management and Mitigation Initiatives: EOC Expansion State Appropriation	31.064	F0097		13,707,160	494,182	-
	Total program			13,707,160	494,182	-
Urban Search and Rescue Sustainment Program: USAR State Appropriation Grant	31.078	T0231		1,113,000	105,496	-
	Total program			1,113,000	105,496	-
Legislative Appropriation Program	31.081	LAP-4673		144,432,227	20,513,866	-
	Total program			144,432,227	20,513,866	-
	Total Executive Office of the Governor			159,358,193	21,206,925	-
Florida Department of Children and Families:						
FY24-25 - Staffing Grant	60.014	QPZ02		185,894	139,421	139,421
Challenge Unsheltered	60.014	QPZ02		358,641	246,165	246,165
Homeless Challenge Grant FY24-25 - Florida Challenge	60.014	QPZ02		934,307	417,497	-
Homeless Challenge Grant FY23-24 - Fl Challenge Plus Grant	60.014	QPZ02		431,476	250,654	-
Challenge Unsheltered FY25-26	60.014	LP036		696,695	43,902	-
	Total program			2,607,013	1,097,639	385,586
Criminal Justice, Mental Health, & Substance Abuse Reinvestment Grant	60.115	LHZ97		100,000	62,684	62,684
Criminal Justice, Mental Health, & Substance Abuse Reinvestment Grant	60.115	LH886		1,200,000	108,281	71
	Total program			1,300,000	170,965	62,755
State Opioid Settlement Trust Fund Services	60.355	PJ291		582,320	222,444	-
State Opioid Settlement Trust Fund Services	60.355	PK291		158,827	92,302	-
	Total program			741,147	314,746	-
	Total Florida Department of Children and Families			4,648,160	1,583,350	448,341

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Florida Department of Commerce:						
Perfect Game WWBA Underclass World Championship: 10/3/24 - 10/7/2024	40.040	02016		25,000	25,000	-
	Total program			25,000	25,000	-
FL Job Growth Infrastructure Grant	40.043	G0128		7,500,000	64,817	-
	Total program			7,500,000	64,817	-
SHIP YR27 (State FY21-22)	40.901	LB031		5,223,737	978,404	-
SHIP YR28 (State FY22-23)	40.901	LB032		4,689,679	2,962,242	-
SHIP YR28 (State FY23-24)	40.901	LB033		5,702,121	2,776,125	-
SHIP / HHRP	40.901	LBIAN		18,913,920	6,266,190	-
SHIP / HHRP	40.901	LB034		3,839,709	1,733,128	-
	Total program			38,369,166	14,716,089	-
	Total Florida Department of Commerce			45,894,166	14,805,906	-
Florida Department of Environmental Protection:						
Beach Management Funding Assistance Program - Bonita Beach Renourishment	37.003	22LE1		2,606,450	1,860,925	-
Beach Management Funding Assistance Program - Lovers Key Beach Renourishment	37.003	22LE2		13,136,320	5,612,898	-
Blind Pass Inlet Management Plan Implementation	37.003	24LE1		235,000		-
	Total program			15,977,770	7,473,823	-
Statewide Surface Water Restoration and Wastewater Project - Sunniland/Nine Mile Run Drainage	37.039	LP3602B		300,000	300,000	-
Statewide Surface Water Restoration and Wastewater Prj - Caloosahatchee T. Flow Monitor	37.039	NS037		424,600	65,000	-
FDEP State Appropriation 140047 -Lee County Septic Conversion Billy Creek & Orange River Impaired Water Area	37.039	LPA0562		1,500,000	253,125	-
	Total program			2,224,600	618,125	-
Resilient Florida Programs: Lee County Water Reclamation Facility Belt Press	37.098	24SRP55		10,000,000	5,393,780	-
	Total program			10,000,000	5,393,780	-

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
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Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Hurricane Restoration Reimbursement Grant - Bonita Beach and Lovers Key	37.113	23LE3		1,104,132	1,104,132	-
Hurricane Restoration Reimbursement Grant - Lovers Key	37.113	23LE3		16,880,113	16,880,113	-
Hurricane Restoration Reimbursement Grant - Bonita Beach	37.113	23LE3		3,846,985	3,846,985	-
	Total program			21,831,230	21,831,230	-
FDEP Hurricane Stormwater and Wastewater Assistance Grant: Emergency Lift Station 5507 Replacement	37.114	HA004		2,127,499	223,633	-
FDEP Hurricane Stormwater and Wastewater Assistance Grant	37.114	HA031		994,898	170,592	-
FDEP Hurricane Stormwater and Wastewater Assistance Grant	37.114	HA032		3,970,825	2,604,398	-
	Total program			7,093,222	2,998,623	-
Vulnerability Assessment: FDEP Lee County	66.000	22PLN83	Office of Resilience and Coastal Protection Resilient Florida Program	383,000	382,515	-
	Total program			383,000	382,515	-
	Total Florida Department of Environmental Protection			57,509,822	38,698,096	-
Florida Department of Health:						
County Grant Award - EMS FY23-24	64.005	C2435		66,474	40,668	-
	Total program			66,474	40,668	-
	Total Florida Department of Health			66,474	40,668	-
Florida Department of Management Services:						
NG911 Core Services Region 6 Project	72.003	S22-23-04-35		6,139,788	1,316,092	-
Prepaid Next Generation 911	72.003	S22-23-04-36		416,971	80,745	-
	Total program			6,556,759	1,396,837	-
	Total Florida Department of Management Services			6,556,759	1,396,837	-
Florida Department of State:						
Promotion of the Humanities Federal/State Partnership	45.129	GR-1023-5301-2812		10,000	2,810	-
Promotion of the Humanities Federal/State Partnership	45.129	GR-1023-5301-2812		10,000	10,000	-
	Total program			20,000	12,810	-
State Aid to Libraries Grant (FY24-25)	45.030	25-ST-24		457,298	457,298	-
	Total program			457,298	457,298	-
	Total Florida Department of State			477,298	470,108	-

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Florida Department of Transportation/non-FAA:						
Trip/Equipment Grant	55.001	G3E00		857,204	224,103	-
Florida Commission for the Transportation Disadvantaged Trip & Equipment	55.001	G2Z26		1,317,978	653,246	-
	Total program			2,175,182	877,349	-
Public Transit Block Grant Program	55.010	G2S88		2,514,141	45,476	-
Public Transit Block Grant Program	55.010	G3364		2,733,768	2,733,768	-
	Total program			5,247,909	2,779,244	-
Public Transit Service Development Program - Downtown Trolley Service	55.012	G1G04		1,212,725	195,326	-
Public Transit Service Development Program - Beach Tram Service	55.012	G1G03		998,573	167,517	-
Public Transit Service Development Program	55.012	G2C02		260,211	96,960	
	Total program			2,471,509	459,803	-
Transit Corridor Program Grant	55.013	G2S89		1,955,795	1,090,355	-
Transit Corridor Program Grant	55.013	G3983		1,955,795	829,419	-
	Total program			3,911,590	1,919,774	-
Transportation Regional Incentive Prg (TRIP) - Littleton Road	55.026	G2184	Florida Department of Transportation	5,000,000	1,218,870	-
	Total program			5,000,000	1,218,870	-
Local Transportation Projects: Widening of Ortiz Ave	55.039	G2748		2,175,000	774,089	-
Ian Repairs to Matlacha Bridge	55.039	G3593		607,000	20,606	-
	Total program			2,782,000	794,695	-
	Total Florida Department of Transportation/non-FAA			21,588,190	8,049,735	-
Florida Department of Transportation/FAA:						
Aviation Grant Programs - RSW Air Traffic Control Tower and Terminal Radar Approach Control	55.004	G1035 (420652-1-94-04)		16,636,935	2,627,879	-
Aviation Grant Programs - South Quadrant Hangars and Ramp	55.004	G1C72 (446314-1-94-01)		8,025,000	2,500,000	-
Aviation Grant Programs - RSW Terminal Expansion	55.004	G1C87 (441981-1-94-01)		40,497,544	6,448,313	-
Aviation Grant Programs - RSW Terminal Expansion	55.004	G1C87 (441981-1-94-02)		21,060,990	5,000,000	-
Aviation Grant Programs - RSW Landside Pavement Rehabilitation	55.004	G2H05 (430979-1-94-02)		1,455,351	80,436	-
Aviation Grant Programs - Southwest Florida International Airport Rehabilitate Runway 6-24 and Taxiway System	55.004	G2H67 (450037-1-94-01)		163,205	13,897	-
	Total program			87,839,025	16,670,525	-
	Total Florida Department of Transportation/FAA			87,839,025	16,670,525	-

LEE COUNTY, FLORIDA
Schedule of Expenditures of Federal Awards and State Financial Assistance
For the Fiscal Year ended September 30, 2025

Federal/State grantor /Program or Cluster Title	ALN / CSFA number	Grant number	Pass-through entity	Federal/State award amount	Reportable Expenditures	2024-2025 Transfers to Subrecipients
Florida Department of Law Enforcement						
Drone Replacement Program	71.092	3X073		399,984	399,984	-
Total program				399,984	399,984	-
FY24-25 Forensic Investigative Genetic Genealogy Grant Program	71.161	GG007		29,997	29,997	-
Total program				29,997	29,997	-
FY25-26 Medical Examiner Facility and Natural Resources Laboratory	71.179	MK020		875,000	366,042	-
Total program				875,000	366,042	-
FT23-24 S.A.F.E. in Florida Program	71.122	2023-SAFE-SF-043 (FM-18-0174)		216,400	7,514	-
FT23-24 S.A.F.E. in Florida Program	71.122	2023-SAFE-SF-043 (FM-18-0184)		15,000	14,856	-
Total program				231,400	22,370	-
School Security Assessment Program	71.152	LV018		3,698	3,698	-
Total program				3,698	3,698	-
Total Florida Department of Law Enforcement				1,540,079	822,091	-
Total Expenditures of State Financial Assistance				**385,478,165**	**103,744,241**	**448,341**
Total Federal and State Grants				**2,218,293,539**	**298,952,780**	**27,091,037**

LEE COUNTY, FLORIDA

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

Year Ended September 30, 2025

(1) Basis of Presentation

The Board of County Commissioners (the Board) is the legislative body for Lee County, Florida having the responsibility of budgeting and providing all the funding used by the various County departments and the separate Constitutional Officers, with the exception of fees collected by the Clerk of Circuit Court, Property Appraiser, and Tax Collector. Under the direction of the Clerk of Circuit Court, the Finance & Records Department maintains the accounting system for the Board's operations. The other Constitutional Officers maintain their own accounting systems. For purposes of this report the operations of the County as a whole, including all Constitutional Officers, have been presented. In addition to the divisions of the Board and the Constitutional Officers, the Lee County Port Authority, a blended component unit, is included.

The accompanying schedule of expenditures of federal awards and state financial assistance (Schedule) summarizes the expenditures incurred under all federal programs and state projects by Lee County, Florida for the fiscal year ended September 30, 2025, which are recognized on the modified accrual basis of accounting for the governmental funds and the accrual basis of accounting for expenditures in the propriety funds. The information in the schedule is presented in accordance with the requirements of the 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), Section 215.97, Florida Statutes, and *Rules of the Auditor General*, Chapter 10.550. For purposes of the Schedule, federal programs and state projects include all grants and contracts entered into directly between the County and agencies and departments of the federal or state government. Federal programs or state projects passed through other government agencies, if any, are also included in the Schedule. Because the Schedule presents only a selected portion of the operations of the County, it is not intended to and does not present the financial position, change in net position, or cash flows of the County.

(2) Indirect Costs

The County has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance. The County provides certain services and facilities to federal and state programs such as disbursing, banking, general data processing, office space, and furnishings. Costs for these services are allocated based on certain pre-approved allocation criteria.

(3) Legislative Appropriation Program (CFSA 31.081)

The County entered into an agreement with the State of Florida, Division of Emergency Management, to receive $144,432,227 from the Hurricane Recovery Grant Program. Pursuant to the 2023 Specific Appropriations 25676A, the Florida Legislative Appropriation Program (LAP) provided resources to fund hurricane repairs and recovery to publicly owned facilities damaged by Hurricanes Ian and/or Nicole, infrastructure repairs, and loss of local and county revenues within the Federal Emergency Management Agency (FEMA) disaster declarations for Hurricane Ian and/or Hurricane Nicole. Terms and conditions to receive the funds are that the recipient has, or will have, a Public Assistance (PA) Project Worksheet (PW) on file. Funding will be used as an advanced payment or a zero percent loan to get projects started and shall be repaid up to the amount of the funds subsequently received from FEMA. The agreement terminates upon the completion of all eligible work and payment of all eligible costs in accordance with the Public Assistance Program Requirements.

If the cumulative amount of the PA projects agreed to the loan obligation at a lesser amount than the amount of the approved loan, the County may request loan forgiveness following a determination

memo or after the obligation of the final project's closeout version within the funding agreement. Loan forgiveness totaled $5,299,720 in FY2025 and $0 in FY2024.

LAP expenditures reported in the Schedule totaled $20,513,866 and included expenditures of $12,294,261 from FY2025 and $8,219,605 from FY2024. Reportable expenditures included $8,918,322 for approved projects with pending obligations as of September 30, 2025.

The outstanding LAP loan payable totaled $139,132,507 as of September 30, 2025, as noted below:

Balance as of September 30, 2024	$144,432,227
Loan Forgiveness	5,299,720
Balance as of September 30, 2025	$139,132,507

LEE COUNTY, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2025

Section I – Summary of Auditors' Results

Financial Statements

Type of auditors' report issued?	Unmodified
Internal control over financial reporting:	
• Material weakness identified?	No
• Significant deficiency identified?	None Reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over financial reporting:	
• Material weakness identified?	No
• Significant deficiency identified?	Yes
Type of auditors' report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	Yes

Identification of Major Federal Programs

Assistance Listing Number	Name of Federal Program or Cluster
14.218	Community Development Block Grants Cluster Entitlement /Special Purpose
20.507 & 20.526	Federal Transit Cluster
20.106	Airport Improvement Program

Dollar threshold used to distinguish between Type A and Type B programs:	$3,000,000
Auditee qualified as low-risk auditee?	No

Section I – Summary of Auditors' Results (Continued)

State Financial Assistance

Internal control over state projects:

- Material weakness identified? No
- Significant deficiency identified? Yes

Type of auditors' report issued on compliance for state programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with state requirements? No

Identification of Major State Projects

CSFA Number	Name of State Project
31.081	Legislative Appropriation Program
37.003	Beach Management Funding Assistance Program
37.098	Resilient Florida Program
37.113	Hurricane Restoration Reimbursement Grant

Dollar threshold used to distinguish between Type A and Type B state projects: $3,112,327

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

2025 – 001 Payroll

Federal Agency: Department of Housing and Urban Development

Federal Program Name: Community Development Block Grants Cluster Entitlements/Special Purpose

Assistance Listing Number: 14.218

Federal Award Identification Number and Year: B-23-UN-12-0002 and B-25-UU-12-0003

Award Period: November 11, 2023 – November 20, 2029 and January 16, 2025 – June 6, 2031

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria: 2 CFR 200.302(b)(3) states that the recipient must maintain records that sufficiently identify the amount, source, and expenditure of funds for federally-funded activities. These records must contain information pertaining to federal awards, authorizations, financial obligations, unobligated balances, assets, expenditures, income and interest and be supported by source documentation.

2CFR 200.403 states that costs must be adequately documented.

2 CFR section 200.303(a) states a non-Federal entity must establish and maintain effective internal control over the federal award that provides reasonable assurance that the non-Federal entity is managing the federal award in compliance with federal statutes, regulations, and the terms and conditions of the federal award. These internal controls should comply with guidance in *Standards for Internal Control in the Federal Government* issued by the Comptroller General of the United States or the *Internal Control Integrated Framework* issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

Condition: There were two conditions present:

- One employee had duplicate hours for three pay periods.
- Two employees had incorrect pay rates used for the calculation of allowable payroll costs for seven pay periods.

Questioned costs:

- $3,974 - B-23-UN-12-0002
- $81 - B-25-UU-12-0003

Context: Forty employee pay periods were selected for testing.

- One employee had a total of twenty-four hours duplicated over four pay periods.
- Two employees had incorrect pay rates across seven pay periods.

Section III – Findings and Questioned Costs – Major Federal Programs (Continued)

2025 – 001 Payroll (continued)

Cause: Allowable payroll costs are performed using a manual process. While the calculation was reviewed and approved, a cross check between the KRONOS report and the allowable cost calculation was not performed.

Allowable payroll costs are calculated using pay rates at end of the quarter. When there are no changes during the quarter, this methodology results in an accurate calculation. However, if a pay rate changes during the quarter, this methodology results in a misstatement for the calculation of allowable payroll costs.

Effect: Using incorrect hours or pay rates to calculate wages recorded quarterly can result in overcharging grant and submitting inaccurate expenditures to the grant which may lead to non-compliance with grant requirements.

Repeat Finding: No

Recommendation: It is recommended the County modify its procedure to include:

- Improve reconciliation procedures to verify hours per pay period recorded in quarterly spreadsheet agrees to hours recorded in the KRONOS system.
- Record grant wages using the pay rate at the beginning of the quarter if recorded on a quarterly basis or use pay rates for each pay period if recorded on a pay period basis.

Views of responsible official and planned corrective actions: Management concurs with the auditor's recommendations.

Action taken in response to finding:

- Document the audit process in a formalized SOP and cross train all reviewers from SRGA Admin, Budget, and Fiscal.
- Create a checklist to accompany each personnel draw to ensure that after rates are verified that SRGA Admin certifies that no RPAs or pay adjustments were approved during the pay periods reported and if there were, a second pay rate is entered for that draw and hours are split according to accurate rates/dates.
- Document the cure process in the SOP to ensure that any errors found after the fact will be corrected with HUD to remain compliant and to ensure that no funds drawn in error are retained.
- Include a date verification process prior to submission of the draw to ensure that staff did not duplicate any dates. This verification will be an audit of the Time Tracking Review completed by Admin staff. Ongoing training and coaching will be administered should duplicate entries be found on final draw reports.
- Audit of all personnel draws for both allocations of CDBG-DR grants will be completed using the new SOP and verification tools before the end of fiscal year 2026.

Section IV – Findings and Questioned Costs – Major State Projects

2025 – 002 Report Review and Approval

State Agency: Florida Department of Environmental Protection

State Program Name: Beach Management Funding Assistance Program

Catalog of State Financial Assistance Listing Number: 37.003

State Award Identification Number: 22LE1

Award Period: January 1, 2020 – December 31, 2026

Type of Finding: Significant Deficiency in Internal Control over Compliance

Criteria: Per the grant agreement, the County shall submit quarterly progress reports to Florida Department of Environmental Protection's (Department) Grant Manager describing the work performed during the reporting period, problems encountered, problem resolutions, scheduled updates, and proposed work for the next reporting period.

Per 215.97(1)(b), the purposes of the section are to promote sound financial management, including effective internal controls, with respect to state financial assistance administered by nonstate entities.

Condition: It was observed that a quarterly progress report did not have documented review and approval by management prior to being submitted to the Department.

Questioned costs: None.

Context: One of five quarterly progress reports selected for testing did not have documented review and approval by management prior to submitting to the Department.

Cause: Management needs a more formal internal control process to ensure each quarterly report has documentation of management's review and approval prior to submittal.

Effect: Without Management's documented review and approval, quarterly progress report submissions can result in the submission of inaccurate and incomplete reports, which may lead to non-compliance with grant requirements.

Repeat Finding: No

Recommendation: It is recommended that the County implement a more formal review and approval of all quarterly progress report submissions by formally documenting the process.

View responsible official and planned corrective actions: Management concurs with the auditor's recommendations. Additional fiscal staff have been hired to assist with various fiscal tasks, including grant compliance and reporting. Grant guidelines, procedures, and checklists are being utilized to ensure compliance is maintained.

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

LEE COUNTY, FLORIDA
CORRECTIVE ACTION PLAN
YEAR ENDED SEPTEMBER 30, 2025

Lee County respectfully submits the following corrective action plan for the year ended September 30, 2025.

Audit period: October 1, 2024 through September 30, 2025

The findings from the schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the schedule.

FINDINGS—FEDERAL AWARD PROGRAMS AUDITS

Department of Housing and Urban Development

2025-001 Community Development Block Grants Cluster Entitlements/Special Purpose – Assistance Listing No. 14.218

Recommendation: It is recommended the County modify its procedure to include:

- Improve reconciliation procedures to verify hours per pay period recorded in quarterly spreadsheet agrees to hours recorded in the KRONOS system.
- Record grant wages using the pay rate at the beginning of the quarter if recorded on a quarterly basis or use pay rates for each pay period if recorded on a pay period basis.

Explanation of disagreement with audit finding: Management concurs with the auditor's recommendations.

Action taken in response to finding:

- Document the audit process in a formalized SOP and cross train all reviewers from SRGA Admin, Budget, and Fiscal.
- Create a checklist to accompany each personnel draw to ensure that after rates are verified that SRGA Admin certify that no RPAs or pay adjustments were approved during the pay periods reported and if there were, a second pay rate is entered for that draw and hours are split according to accurate rates/dates.
- Document the cure process in the SOP to ensure that any errors found after the fact will be corrected with HUD to remain compliant and to ensure that no funds drawn in error are retained.
- Include a date verification process prior to submission of the draw to ensure that staff did not duplicate any dates. This verification will be an audit of the Time Tracking Review completed by Admin staff. Ongoing training and coaching will be administered should duplicate entries be found on final draw reports.
- Audit of all personnel draws for both allocations of CDBG-DR grants will be completed using the new SOP and verification tools before the end of FY2026.

Name of the contact person responsible for corrective action: Nicole Turner, Director

Planned completion date for corrective action plan: The above action plan will be implemented immediately; an audit of all personnel draws will be conducted using new process and checklists by the end of FY2026.

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LEE COUNTY, FLORIDA
CORRECTIVE ACTION PLAN
YEAR ENDED SEPTEMBER 30, 2025

CONTINUED

Florida Department of Environmental Protection

2025-002 Beach Management Funding Assistance Program – Assistance Listing No. 37.003

Recommendation: It is recommended that the County implement a more formal review and approval of all quarterly progress report submissions by formally documenting the process.

Explanation of disagreement with audit finding: Management concurs with the auditor's recommendations.

Action taken in response to finding: Additional fiscal staff have been hired to assist with various fiscal tasks, including grant compliance and reporting. Grant guidelines, procedures, and checklists are being utilized to ensure compliance is maintained.

Name of the contact person responsible for corrective action: Pete Winton

Planned completion date for corrective action plan: This Corrective Action Plan was put in place during Q3 of FY2025. The FY2025 quarterly progress report selection mentioned in this finding was prior to the change.

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LEE COUNTY, FLORIDA
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
YEAR ENDED SEPTEMBER 30, 2025

Lee County, Florida respectfully submits the following summary schedule of prior audit findings for the year ended September 30, 2024.

Audit period: October 1, 2024 through September 30, 2025

The findings from the prior audit's schedule of findings and questioned costs are discussed below. The findings are numbered consistently with the numbers assigned in the prior year.

FINDINGS— FEDERAL AWARD PROGRAMS AUDITS

2024-001 Report Review and Approval

Condition: It was observed that quarterly progress reports lacked documentation of review and approval by management prior to submission.

Status: Corrected.

2024 – 002 Reimbursement Request and Report Review and Approval

Condition: It was observed that grant reimbursement requests and report submissions lacked documentation of review and approval by management prior to submission.

Status: Corrected.

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO THE PASSENGER FACILITY CHARGE PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE PASSENGER FACILITY CHARGE AUDIT GUIDE

Honorable Board of County Commissioners
Lee County, Florida
and
Honorable Board of Port Commissioners
Lee County Port Authority

Report on Compliance for the Passenger Facility Charge Program

Opinion on Compliance for the Passenger Facility Charge Program

We have audited Lee County Port Authority's (the Port), a blended component unit of Lee County, Florida, compliance with the types of compliance requirements described in the *Passenger Facility Charge Audit Guide for Public Agencies*, issued by the Federal Aviation Administration (Guide), that could have a direct and material effect on the Port's Passenger Facility Charge Program for the year ended September 30, 2025.

In our opinion, the Port complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of the Port's Passenger Facility Charge Program for the year ended September 30, 2025.

Basis for Opinion on the Passenger Facility Charge Program

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; and the audit requirements of the Guide. Our responsibilities under those standards and the Guide are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Port 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 Passenger Facility Charge Program. Our audit does not provide a legal determination of the Port'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 its Passenger Facility Charge Program.

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Auditors' 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 Port'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*, and the Guide 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 Port's compliance with the requirements of the Guide.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Guide 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 Port'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 Port'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 Guide, but not for the purpose of expressing an opinion on the effectiveness of the Port'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 the Passenger Facility Charge Program 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 the Passenger Facility Charge Program 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 the Passenger Facility Charge Program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Honorable Board of County Commissioners
Lee County, Florida
and
Honorable Board of Port Commissioners
Lee County Port Authority

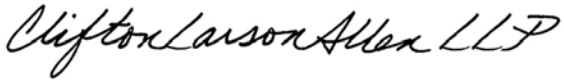
Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant 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 Guide. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Passenger Facility Charges Collected and Expended

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lee County, Florida as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the County's basic financial statements. We have issued our report thereon, dated April 23, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of passenger facility charges collected and expended for the year ended September 30, 2025 is presented for purposes of additional analysis as required by the Guide and is 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 passenger facility charges collected and expended is fairly stated in all material respects in relation to the basic financial statements as a whole.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 23, 2026

Lee County, Florida
Schedule of Passenger Facility Charges (PFCs) Collected and Expended (As Reported to FAA)
for the year ended September 30, 2025

	Quarter Ended December 31, 2024	Quarter Ended March 31, 2025	Quarter Ended June 30, 2025	Quarter Ended September 30, 2025	Year Ended September 30, 2025	Cumulative Totals as of September 30, 2024	Cumulative Totals as of September 30, 2025
Collections							
PFCs Collected	$ 4,716,243	$ 6,109,005	$ 5,683,209	$ 4,061,352	$ 20,569,809	$ 412,901,474	$ 433,471,283
Interest Earned	$ 350,472	$ 338,371	$ 344,091	$ 338,572	$ 1,371,506	$ 15,515,854	$ 16,887,360
Total Collection	$ 5,066,715	$ 6,447,376	$ 6,027,300	$ 4,399,924	$ 21,941,315	$ 428,417,328	$ 450,358,643
EXPENDITURES ON APPROVED PFC PROJECTS INCLUDED IN							
Application No. 1 92-01-C-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 12,686,294	$ 12,686,294
Application No. 2 93-02-U-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 9,711,378	$ 9,711,378
Application No. 3 94-03-U-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 76,441,067	$ 76,441,067
Application No. 4 97-04-U-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 3,605,139	$ 3,605,139
Application No. 5 03-05-C-00-RSW	$ 805,736	$ 1,043,680	$ 970,936	$ 693,853	$ 3,514,205	$ 109,829,011	$ 113,343,216
Application No. 6 06-06-C-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 4,838,689	$ 4,838,689
Application No. 7 10-07-C-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 48,709,312	$ 48,709,312
Application No. 8 13-08-C-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 45,238,480	$ 45,238,480
Application No. 9 18-09-C-00-RSW	$ -	$ -	$ -	$ -	$ -	$ 42,892,381	$ 42,892,381
Application No. 10 19-10-C-00-RSW	$ 1,957,088	$ 1,957,088	$ 1,957,088	$ 1,957,088	$ 7,828,352	$ 31,960,920	$ 39,789,272
Application No. 11 24-11-C-00-RSW	$ 2,170,637	$ 2,170,637	$ 2,271,597	$ 3,343,084	$ 9,955,955	$ 10,623,317	$ 20,579,272
Total Expenditures	$ 4,933,461	$ 5,171,405	$ 5,199,621	$ 5,994,025	$ 21,298,512	$ 396,535,988	$ 417,834,500

LEE COUNTY, FLORIDA

Notes to Schedule of Passenger Facility Charges Collected and Expended

Year Ended September 30, 2025

(1) General

The accompanying schedule of passenger facility charges collected and expended presents the activity of all passenger facility charges of Lee County, Florida.

(2) Basis of Accounting

The accompanying schedule of passenger facility charges collected and expended is presented using the cash basis of accounting.

LEE COUNTY, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
PASSENGER FACILITY CHARGE PROGRAM
YEAR ENDED SEPTEMBER 30, 2025

SECTION I – SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued?	Unmodified
Internal control over financial reporting:	
• Material weakness identified?	No
• Significant deficiency identified?	None Reported
Noncompliance material to the financial statements noted?	No

Passenger Facility Charge Program Section

Internal control over major programs:	
• Material weakness identified?	No
• Significant deficiency identified that are not considered to be material weaknesses?	None Reported
Type of auditors' report issued on compliance for the passenger facility charge program?	Unmodified
Any audit findings disclosed that are required to be reported in accordance with the Passenger Facility Charge Audit Guide for Public Agencies?	No

This schedule encompasses the Lee County Port Authority only and is provided as required by the Passenger Facility Charge Program.

SECTION II – FINANCIAL STATEMENT FINDINGS

This section identifies the significant deficiencies, material weaknesses, fraud, illegal acts, violations of provisions of contracts and grant agreements and abuse related to the financial statements that are required to be reported in accordance with *Government Auditing Standards*.

There were no such findings required to be reported.

SECTION III – FINDINGS AND QUESTIONED COSTS – PASSENGER FACILITY CHARGE PROGRAM

This section identifies the significant deficiencies, material weaknesses, and material instances of noncompliance, including questioned costs, as well as any material abuse findings, related to the audit of the Passenger Facility Charge Program, as required to be reported by the Passenger Facility Charge Audit Guide.

There were no such findings required to be reported.

LEE COUNTY, FLORIDA
SCHEDULE OF STATUS OF PRIOR YEAR FINDINGS
PASSENGER FACILITY CHARGE PROGRAM
YEAR ENDED SEPTEMBER 30, 2025

Prior Year Findings

There were no prior year audit findings reported.

CliftonLarsonAllen LLP
CLAconnect.com

MANAGEMENT LETTER

Honorable Board of County Commissioners
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of Lee County, Florida (the County), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 23, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditors' Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated April 23, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been included in the notes to the basic financial statements.

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Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the County has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the County did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the County. It is management's responsibility to monitor the County's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs (Unaudited)

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated in the County's geographical boundaries. A PACE program did not operate within the County's geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7., Rules of the Auditor General, the Lee County Port Authority reported:

1. The total number of district employees compensated in the last pay period of the district's fiscal year as 428.
2. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 32.
3. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $36,782,460.
4. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $16,945,492.

5. Each construction project with a total cost of at least $65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
    a. RSW Gate Hardening Project – Total expenditures $402,231
    b. FMY TW D2 A3 & FMY Apron – Total expenditures $168,249
    c. RSW Employee Lot Expansion – Total expenditures $226,518
    d. RSW Skyplex Development Project – Total expenditures $289,584
    e. FMY West Ramp - Total expenditures: $126,693
6. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as $(609,400,000).

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of County Commissioners, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 23, 2026

April 23, 2026

CliftonLarsonAllen LLP
12800 University Drive, Suite 210
Fort Myers, Florida 33907

This representation letter is provided in connection with your audit of the financial statements of Lee County, Florida (the County), which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to misstatements that are material. Misstatements, including omissions, 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.

We confirm, to the best of our knowledge and belief, as of April 23, 2026, the following representations made to you during your audit of the financial statements as of and for the year ended September 30, 2025.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement agreement dated November 20, 2025, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

2. We acknowledge and have fulfilled our responsibility 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.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

4. Methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, including those measured at fair value, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.

5. Significant estimates have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Significant estimates are estimates at the financial statement date that could change materially within the next year.

6. Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

7. All events occurring subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.

8. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements for each opinion unit. A list of the uncorrected misstatements is attached to the representation letter.

9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.

10. Guarantees, whether written or oral, under which the entity is contingently liable, if any, have been properly recorded or disclosed in accordance with U.S. GAAP.

11. Arrangements with financial institutions involving repurchase, reverse repurchase, or securities lending agreements, compensating balances, or other arrangements involving restrictions on cash balances and line-of-credit or similar arrangements, have been properly recorded or disclosed in the financial statements.

12. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the financial statement date, and the carrying amounts of those receivables and related allowances are determined in accordance with U.S. GAAP.

13. The methods and significant assumptions used result in a measure of fair value appropriate for financial statement measurement and disclosure purposes.

14. We have appropriately identified, recorded, and disclosed all leases, including any material embedded leases contained within other contracts, in accordance with GASB Statement No. 87, *Leases.*

15. We have appropriately identified, recorded, and disclosed all subscription-based information technology arrangements in accordance with GASB Statement No. 96, *Subscription-Based Information Technology Arrangements.*

16. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or net position/fund balance.

17. We believe that all material expenditures that have been deferred to future periods will be recoverable.

18. Capital assets have been evaluated for impairment as a result of significant and unexpected decline in service utility. Impairment loss and insurance recoveries have been properly recorded.

19. Direct borrowings and direct placements of debt have been properly separated from other debt and unused lines of credit, collateral pledged to secure debt, terms in debt agreements related to significant default or termination events with finance related consequences, and significant subjective acceleration clauses have been properly disclosed.

20. We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefits (OPEB) liabilities and costs for financial accounting purposes are appropriate in the circumstances.

21. Accounting changes and error corrections are appropriately presented and disclosed in the financial statements.

22. We have properly identified the various types of leave and have recorded a liability for compensated absences in accordance with the requirements of GASB Statement No. 101, *Compensated Absences.*

23. We are not aware of any concentrations that would require disclosure in accordance with GASB Statement No*. 102, Certain Risk Disclosures.*

24. We do not plan to make frequent amendments to our pension or other postemployment benefit plans.

Information Provided

1. We have provided you with:
    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records (including information obtained from within and outside of the general and subsidiary ledgers), documentation, and other matters.
    b. Additional information that you have requested from us for the purpose of the audit.
    c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
    d. Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
    e. All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with, or deficiencies in, financial reporting practices.
    f. All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with the provisions of laws, regulations, contracts, and grant agreements.
    g. Access to all audit or relevant monitoring reports, if any, received from funding sources.

2. All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards.

3. Provision has been made for any material loss that is probable from environmental remediation liabilities associated with the landfill. We believe that this estimate is reasonable based on available information and that the liabilities and related loss contingencies and the expected outcome of uncertainties have been adequately described in the entity's financial statements.

4. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

5. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
    a. Management;
    b. Employees who have significant roles in internal control; or
    c. Others when the fraud could have a material effect on the financial statements.

6. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.

7. We have no knowledge of any instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, and grant agreements, or waste or abuse whose effects should be considered when preparing financial statements.

8. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

9. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.

10. We have disclosed to you the identity of all the entity's related parties and all the related party relationships and transactions of which we are aware, including any side agreements.

11. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.

12. We have a process to track the status of audit findings and recommendations.

13. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

14. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to Lee County, Florida, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit

objectives, including legal and contractual provisions for reporting specific activities in separate funds.

15. There are no violations or possible violations of budget ordinances, laws, and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

16. The entity has complied with all aspects of contractual or grant agreements that would have a material effect on the financial statements in the event of noncompliance.

17. We have complied with all restrictions on resources (including donor restrictions) and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.

18. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

19. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.

20. The financial statements properly classify all funds and activities.

21. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

22. Components of net position (net investment in capital assets; restricted; and unrestricted) and equity amounts are properly classified and, if applicable, approved.

23. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.

24. The County has complied with Section 218.415, Florida Statutes, regarding the investment of public funds.

25. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

26. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.

27. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

28. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly valued and disclosed.

29. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.

30. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

31. We have appropriately disclosed the entity's accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

32. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

33. We acknowledge our responsibility for presenting the supplementary information in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.

34. We acknowledge our responsibility for the preparation of the other information included in our annual report, which is comprised of the introductory section, the statistical section, and other information (other information). The other information is consistent with the financial statements and does not contain any material misstatements. With regard to the other information that has not been provided to you, the final version of the documents will be provided to you when available, and prior to issuance of the annual report by the entity, so that you can complete your required procedures. We agree to correct material inconsistencies that you may identify.

35. We agree with the findings of the respective specialists in evaluating the liability for risk management self insurance, medical benefits self insurance, and workers' compensation self insurance claims payable, the total OPEB liability, the net pension liability and costs, and the landfill closure liability and have adequately considered the qualifications of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to the specialists with

respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence of the specialists.

36. We believe that the actuarial assumptions and methods used to measure the self-insurance OPEB liability and costs for financial accounting purposes are appropriate in the circumstances.

37. We have complied with applicable EPA rules, and other federal, state, and local laws and regulations affecting municipal landfills that have been approved as of September 30, 2025.

38. Tax-exempt bonds have retained their tax-exempt status.

39. With respect to federal award programs, state financial assistance projects, and the passenger facility charge program:

    a. We are responsible for understanding and complying with, and have complied with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), Title 14 U.S *CFR* Part 158, *Passenger Facility Charges* (14 CFR Part 158) and Chapter 10.550, Rules of the Auditor General for Local Governmental Entity Audits (Chapter 10.550) including requirements relating to preparation of the schedule of expenditures of federal awards and state financial assistance, and the schedule of passenger facility charges collected and expended.

    b. We acknowledge our responsibility for presenting the schedule of expenditures of federal awards and state financial assistance (SEFASFA) and related notes in accordance with the requirements of the Uniform Guidance and Chapter 69I-5, Rules of the Florida Department of Financial Services, Florida Administrative Code, and we believe the SEFASFA, including its form and content, is fairly presented in accordance with the Uniform Guidance and Chapter 69I-5, Rules of the Florida Department of Financial Services, Florida Administrative Code. The methods of measurement and presentation of the SEFASFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the SEFASFA.

    c. We acknowledge our responsibility for presenting the schedule of passenger facility charges collected and expended (SPFCCE) in accordance with the requirements of the *Passenger Facility Charge Audit Guide for Pub*. The methods of measurement and presentation of the SPFCCE have not changed from those used in the prior period, and we have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the SPFCCE. If the SEFASFA or SPFCCE is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFASFA and SPFCCE no later than the date we issued the SEFASFA, the SPFCCE and the auditors' report thereon.

    d. We have identified and disclosed to you all of our government programs, projects and related activities subject to the Uniform Guidance and Chapter 69I-5, Rules of the Florida Department of Financial Services, Florida Administrative Code compliance audit, and included in the SEFASFA expenditures made during the audit period for all awards provided by federal agencies and all assistance provided by state agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property

(including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, state financial assistance, and other direct assistance.

e. We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, state statutes, regulations, and the terms and conditions of federal awards and state financial assistance related to each of our federal programs and state projects and have identified and disclosed to you the requirements of federal statutes, state statues, regulations, and the terms and conditions of federal awards and state financial assistance that are considered to have a direct and material effect on each major program and project.

f. We are responsible for establishing and maintaining, and have established and maintained, effective internal control over compliance for federal programs and state projects that provides reasonable assurance that we are managing our federal awards and state financial assistance in compliance with federal statutes, state statutes, regulations, and the terms and conditions of federal awards and state financial assistance that could have a material effect on our federal programs and state projects. We believe the internal control system is adequate and is functioning as intended.

g. We are responsible for compliance with applicable laws and regulations and the provisions of contracts and grant agreements applicable to the administration's Passenger Facility Charge Program. We are also responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grant agreements applicable to passenger facility Charge Program.

h. We have made available to you all federal awards and state financial assistance (including amendments, if any) and any other correspondence with federal and state agencies or pass-through entities relevant to federal programs, state projects and related activities.

i. We have received no requests from a federal or state agency to audit one or more specific programs as a major program or project.

j. We have complied with the direct and material compliance requirements, including when applicable, those set forth in the *OMB Compliance Supplement* and the *State Projects Compliance Supplement*, relating to federal awards and state financial assistance and have identified and disclosed to you all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards and state financial assistance.

k. We have compiled with the direct and material compliance requirements, including when applicable, those set forth in 14 CFR Part 158, relating to the Passenger Facility Charge Program and confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards. We have disclosed to you any communications from federal and state awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditors' report.

l. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditors' report.

m. Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).

n. We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.

o. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program and state financial assistance financial reports and claims for advances and reimbursements.

p. We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.

q. There are no known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditors' report.

r. We have disclosed to you whether any changes in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies and/or material weaknesses in internal control over compliance, have occurred subsequent to the period covered by the auditors' report.

s. Federal program and state financial assistance financial reports and claims for advances and reimbursements are supported by the books and records from which the basic financial statements have been prepared.

t. The copies of federal program and state financial assistance financial reports provided to you are true copies of the reports submitted, or electronically transmitted, to the respective federal and state agency or pass-through entity, as applicable.

u. We have monitored subrecipients, as necessary, to determine that they have expended subawards in compliance with federal statutes, state statutes, regulations, and the terms and conditions of the subaward and have met the other pass-through entity requirements of the Uniform Guidance and Chapter 69I-5, Rules of the Florida Department of Financial Services, Florida Administrative Code.

v. We have issued management decisions for audit findings that relate to federal awards made to subrecipients and such management decisions have been issued within six months of acceptance of the audit report by the Federal Audit Clearinghouse. Additionally, we have followed-up ensuring that the subrecipient has taken timely and appropriate action on all deficiencies detected through audits, on-site reviews, and other means that pertain to the federal award and state financial assistance provided to the subrecipient.

w. We have considered the results of subrecipient audits and have made any necessary adjustments to our books and records.

x. We have charged costs to federal awards in accordance with applicable cost principles.

y. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance and Chapter 10.550, and we have provided you with all information on the status of the follow-up on prior audit findings by federal and state awarding agencies and pass-through entities, including all management decisions.

z. We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.

aa. We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

bb. We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance and Section 215.97, Florida Statutes.

cc. We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.

40. In connection with your examination of the County's compliance with Section 218.415, Florida Statutes, regarding investments; Section 365.172(10) and 365.172(2)(d), Florida Statutes, regarding emergency communications number E911 system fund; Section 288.8018(1), (the "specific requirements"), for the year ended September 30, 2025, for the purpose of expressing an opinion on the County's compliance with the specified requirements, we confirm, to the best of our knowledge and belief, the following representations made to you during your engagement.

    a. The County complied with the specified requirements for the year ended September 30, 2025.

    b. We are responsible compliance with the specified requirements and for our assertion that we have complied with the specified requirements for the year ended September 30, 2025.

    c. We are responsible for establishing and maintaining effective internal control over compliance.

    d. We have performed an evaluation of the entity's compliance with the specified requirements.

    e. All relevant matters are reflected in the evaluation of the compliance with the specified requirements.

    f. Florida Statutes specifies the criteria. We are responsible for determining that such criteria are appropriate for our purposes.

    g. There are no known matters contradicting, or that may contradict, the investments, and emergency communications number E911 and we have disclosed to you all communications from regulatory agencies or others affecting the investments, and emergency communications number E911.

h. There have been no communications from regulatory agencies, internal auditors, other independent practitioners or consultants, or others regarding possible noncompliance with the specified requirements, including communications received between September 30, 2025 and April 23, 2026.

i. We have provided access and made available to you all information, records, and personnel that we believe are relevant to the County's compliance with the specified requirements.

j. We acknowledge our responsibility for the design and implementation of programs and controls to prevent and detect fraud and noncompliance with laws or regulations relevant to the investments, and emergency communications number E911.

k. We are not aware of any deficiencies in internal control relevant to the specified requirements.

l. We have no knowledge of any actual, suspected, or alleged fraud or noncompliance with laws or regulations affecting the specified requirements involving management, employees who have significant roles in internal control, or others where the fraud or noncompliance could have an effect on the County's compliance with the specified requirements, including any communications from employees, former employees, analysts, regulators, or others.

m. We have responded fully to all inquiries made to us by you during the engagement.

n. No events have occurred subsequent to September 30, 2025 that would have a material effect on the investments or emergency communications number E911.

o. Your report is intended solely for the information and use of management, those charged with governance, and the Auditor General, State of Florida and is not intended to be and should not be used by anyone other than those specified parties.

Signature: _____ Title: County Manager

Printed Name: Dave Harner, II

Signature: _____ Title: Clerk of the Circuit Court & Comptroller

Printed Name: Kevin C. Karnes

Signature: _____ Title: Chief Comptroller & Treasury Officer

Printed Name: Terry Mallow

Signature: _____ Title: Assistant Finance Director or Accounting Manager

Printed Name: Michele Crowell or Stephanie Mulhall

SUMMARY OF UNCORRECTED MISSTATEMENTS - AUDIT
Lee County, Florida, Board of County Commissioners
Solid Waste
Year Ended September 30, 2025

Description	Assets	Deferred Outflows of Resources	Liabilities	Deferred Inflows of Resources	Net Position	Change in Net Position
To record accrual for solid waste invoices received for capital projects and lime billing error as of 9/30/25	$ 1,833,832		$ (2,141,646)		$ 307,814	$ 307,814
Net current year misstatements (Iron Curtain Method)	1,833,832	-	(2,141,646)	-	307,814	307,814
Effect of prior year uncorrected misstatements on the change in fund balance/net position						
Combined current and prior year misstatements (Rollover Method)	$ 1,833,832	$ -	$ (2,141,646)	$ -	$ 307,814	$ 307,814
Financial statement totals	$ 343,119,000	$ 4,865,000	$ (108,474,000)	$ (10,119,000)	$ (229,391,000)	$ (20,713,000)

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INDEPENDENT ACCOUNTANTS' REPORT

Honorable Board of County Commissioners
Lee County, Florida

We have examined Lee County, Florida's (County) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds and Section 365.172(10), 365.173(2)(d), Florida Statutes, regarding emergency communications number and E911 system fund during the year ended September 30, 2025. Management of the County is responsible for the County's compliance with the specified requirements. Our responsibility is to express an opinion on the County's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the County complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the County complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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

In our opinion, the County complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds and Section 365.172(10), 365.173(2)(d), Florida Statutes, regarding emergency communications number E911 system fund during the year ended September 30, 2025.

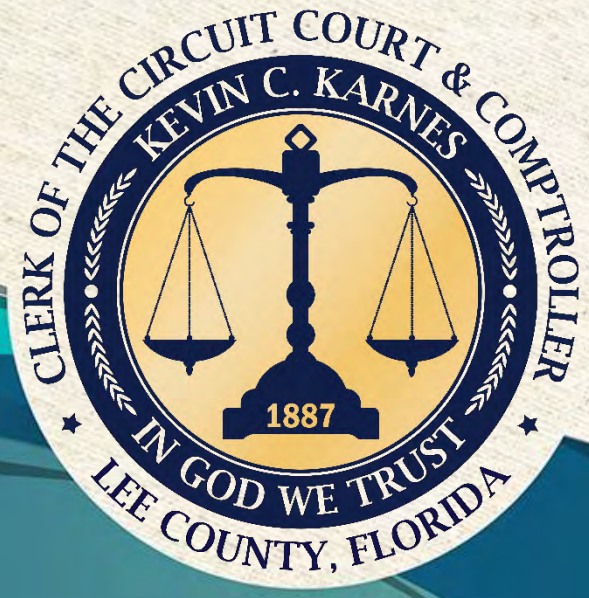
This report is intended solely for the information and use of the County and the Auditor General, State of Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 23, 2026

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Clerk of Circuit Court

Lee County, Florida

Financial Statements

Year Ended September 30, 2025

Clerk of Circuit Court
Lee County, Florida

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INDEPENDENT AUDITORS' REPORT

Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of each major fund and the aggregate remaining fund information of the Lee County, Florida, Clerk of Circuit Court (the Clerk), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Clerk'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 respective financial position of each major fund, and the aggregate remaining fund information for the Clerk as of September 30, 2025, and the respective changes in financial position and the respective budgetary comparisons for the General Fund, Court Fees Fund, Public Records Modernization Fund, and Child Support Enforcement Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Clerk, 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 opinions.

Emphases of Matter

As discussed in Note 1, the financial statements of the Clerk referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the financial statements are intended to present the financial position and the changes in financial position of only that portion of each major fund and the aggregate remaining fund information of Lee County, Florida that is attributable to the transactions of the Clerk. They do not purport to, and do not, present fairly the financial position of Lee County, Florida as of September 30, 2025, or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

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As discussed in Note 1 to the financial statements, the Clerk implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, effective for the fiscal year end September 30, 2025. GASB 101 requires liabilities to be recognized for leave attributable to services already rendered, that accumulate and is more likely than not to be used or otherwise paid or settled. Our opinions are not modified with respect to this matter.

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.

Auditors' 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 auditors' report that includes our opinions. 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 Clerk'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.

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.

Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Clerk's basic financial statements. The combining custodial fund statements 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 GAAS. In our opinion, the combining custodial fund statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2026, on our consideration of the Clerk'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 Clerk's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Clerk's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
March 31, 2026



Financial Statements

CLERK OF CIRCUIT COURT
Lee County, Florida
BALANCE SHEET
As of September 30, 2025

	General	Court Fees	Public Records Modernization	Child Support Enforcement	Total Governmental Funds
ASSETS					
Cash, cash equivalents and investments	$ 6,781,186	$ 9,895,848	$ 10,075,791	$ 4,457,391	$ 31,210,216
Accounts receivable	7,801	41,129	-	-	48,930
Due from other governments	36,135	120,488	-	52,653	209,276
Due from Board of County Commissioners	76,378	-	-	-	76,378
Inventory	49,458	-	-	-	49,458
Total assets	6,950,958	10,057,465	10,075,791	4,510,044	31,594,258
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	392,572	97,320	35,200	1,122	526,214
Accrued liabilities	479,676	299,822	61,014	17,379	857,891
Due to other governments	717,107	2,679,602	34,193	8,841	3,439,743
Due to Board of County Commissioners	332,373	338,580	-	-	670,953
Deposits	4,893,491	6,641,587	-	-	11,535,078
Unearned revenue	135,739	-	-	-	135,739
Other	-	554	-	-	554
Total liabilities	6,950,958	10,057,465	130,407	27,342	17,166,172
Deferred Inflows of Resources:					
Grants receivable	-	19,427	-	20,302	39,729
Total deferred inflows of resources	-	19,427	-	20,302	39,729
Fund Balances:					
Nonspendable	49,458	-	-	-	49,458
Restricted	-	-	453,083	-	453,083
Committed	-	-	9,492,301	4,462,400	13,954,701
Unassigned	(49,458)	(19,427)	-	-	(68,885)
Total fund balances	-	(19,427)	9,945,384	4,462,400	14,388,357
Total liabilities and fund balance	$ 6,950,958	$ 10,057,465	$ 10,075,791	$ 4,510,044	$ 31,594,258

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
For the year ended September 30, 2025

	General	Court Fees	Public Records Modernization	Child Support Enforcement	Total Governmental Funds
REVENUES					
Intergovernmental	$ 1,403,102	$ 1,047,901	$ -	$ 166,889	$ 2,617,892
Charges for services	6,413,441	14,200,088	2,670,517	133	23,284,179
Fines and forfeitures	-	4,981,748	-	-	4,981,748
Interest	790,366	-	1,449,249	333,138	2,572,753
Miscellaneous	303,352	14,194	-	73,115	390,661
Total revenues	8,910,261	20,243,931	4,119,766	573,275	33,847,233
EXPENDITURES					
General government					
Personal services	19,690,764	13,527,586	2,672,263	775,255	36,665,868
Operating	4,595,075	707,933	242,921	-	5,545,929
Capital outlay	821,682	-	751,499	-	1,573,181
Debt Service					
Principal retirement	969,146	-	-	-	969,146
Interest and fiscal charges	36,828	-	-	-	36,828
Total expenditures	26,113,495	14,235,519	3,666,683	775,255	44,790,952
Excess (deficiency) of revenues over (under) expenditures	(17,203,234)	6,008,412	453,083	(201,980)	(10,943,719)
OTHER FINANCING SOURCES (USES)					
Board of County Commissioners appropriations	16,865,962	-	-	-	16,865,962
Distribution of excess fees and appropriations to BoCC and other governmental units	(165,876)	(6,027,839)	-	-	(6,193,715)
Subscription based IT arrangement issuance	503,148	-	-	-	503,148
Total other financing sources (uses)	17,203,234	(6,027,839)	-	-	11,175,395
Net change in fund balances	-	(19,427)	453,083	(201,980)	231,676
Fund balances - beginning	-	-	9,492,301	4,664,380	14,156,681
Fund balances - ending	$ -	$ (19,427)	$ 9,945,384	$ 4,462,400	$ 14,388,357

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET (Non-GAAP) AND ACTUAL
GENERAL FUND
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	$ 1,450,000	$ 1,450,000	$ 1,403,102	$ (46,898)
Charges for services	6,401,162	6,401,162	6,440,780	39,618
Interest	773,600	773,599	790,366	16,767
Miscellaneous	299,778	299,779	303,352	3,573
Total revenues	8,924,540	8,924,540	8,937,600	13,060
EXPENDITURES				
General government				
Personal services	19,818,925	19,928,925	19,690,764	238,161
Operating	5,327,965	5,258,965	4,595,075	663,890
Capital outlay	175,000	134,000	318,534	(184,534)
Debt Service				
Principal payments	448,303	448,303	969,146	(520,843)
Interest and fiscal charges	20,309	20,309	36,828	(16,519)
Total expenditures	25,790,502	25,790,502	25,610,347	180,155
Excess (deficiency) of revenues over (under) expenditures	(16,865,962)	(16,865,962)	(16,672,747)	193,215
OTHER FINANCING SOURCES (USES)				
Board of County Commissioners appropriations	16,865,962	16,865,962	16,865,962	-
Distribution of excess fess and appropriations to the Board of County Commissioners	-	-	(165,876)	(165,876)
Total other financing sources (uses)	16,865,962	16,865,962	16,700,086	(165,876)
Net change in fund balance	-	-	27,339	(27,339)
Fund balances - beginning	-	-	108,401	(108,401)
Fund balances - ending	$ -	$ -	$ 135,740	$ (135,740)

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET (Non-GAAP) AND ACTUAL
COURT FEES
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	$ 550,000	$ 550,000	$ 1,067,329	$ 517,329
Charges for services	11,065,636	11,065,636	14,200,088	3,134,452
Fines and forfeitures	3,242,367	3,242,367	4,981,748	1,739,381
Miscellaneous	-	-	14,193	14,193
Total revenues	14,858,003	14,858,003	20,263,358	5,405,355
EXPENDITURES				
General government				
Personal services	13,745,647	13,625,647	13,527,586	98,061
Operating	631,212	751,212	707,933	43,279
Total expenditures	14,376,859	14,376,859	14,235,519	141,340
Excess of revenues over expenditures	481,144	481,144	6,027,839	5,546,695
OTHER FINANCING (USES)				
Distribution of excess fees and appropriations to other governmental units	(481,144)	(481,144)	(6,027,839)	(5,546,695)
Total other financing (uses)	(481,144)	(481,144)	(6,027,839)	(5,546,695)
Net change in fund balance	-	-	-	-
Fund balances - beginning	-	-	-	-
Fund balances - ending	$ -	$ -	$ -	$ -

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
PUBLIC RECORDS MODERNIZATION FUND
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Charges for services	$ 2,175,000	$ 2,175,000	$ 2,670,517	$ 495,517
Interest	475,000	475,000	1,449,249	974,249
Total revenues	2,650,000	2,650,000	4,119,766	1,469,766
EXPENDITURES				
General government				
Personal services	2,883,197	2,883,197	2,672,263	210,934
Operating	1,750,227	1,750,227	242,921	1,507,306
Capital outlay	200,000	3,234,000	751,499	2,482,501
Total expenditures	4,833,424	7,867,424	3,666,683	4,200,741
Excess (deficiency) of revenues over (under) expenditures	(2,183,424)	(5,217,424)	453,083	5,670,507
Net change in fund balance	(2,183,424)	(5,217,424)	453,083	5,670,507
Fund balances - beginning	2,183,424	5,217,424	9,492,301	4,274,877
Fund balances - ending	$ -	$ -	$ 9,945,384	$ 9,945,384

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
CHILD SUPPORT ENFORCEMENT
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Intergovernmental	$ 175,000	$ 175,000	$ 187,191	$ 12,191
Charges for services	-	-	133	133
Interest	225,000	225,000	333,138	108,138
Miscellaneous	-	-	73,115	73,115
Total revenues	400,000	400,000	593,577	193,577
EXPENDITURES				
General government				
Personal Services	1,195,749	1,195,749	775,255	420,494
Total expenditures	1,195,749	1,195,749	775,255	420,494
Excess (deficiency) of revenues over (under) expenditures	(795,749)	(795,749)	(181,678)	614,071
Net change in fund balance	(795,749)	(795,749)	(181,678)	614,071
Fund balances - beginning	795,749	795,749	4,664,380	3,868,631
Fund balances - ending	$ -	$ -	$ 4,482,702	$ 4,482,702

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF FIDUCIARY NET POSITION
As of September 30, 2025

	Custodial Funds
ASSETS	
Cash and cash equivalents	$ 38,198,780
Total assets	38,198,780
LIABILITIES AND NET POSITION	
Liabilities	
Accounts payable	26,915
Due to other governments	6,739,128
Bonds and deposits	501
Total liabilities	6,766,544
Fiduciary Net Position	
Restricted for:	
Individuals, organizations, and other governments	31,432,236
Total fiduciary net position	31,432,236
Total liabilities and fiduciary net position	$ 38,198,780

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the Year Ended September 30, 2025

	Custodial Funds
ADDITIONS	
Fees/Fines collected for other governments	$ 195,784,568
Registry and other deposits collected	50,133,249
Total additions	245,917,817
DEDUCTIONS	
Fees/Fines disbursed to other governments	$ 195,784,568
Registry and other deposits disbursed	48,854,496
Total deductions	244,639,064
Change in fiduciary net position	1,278,753
Fiduciary net position - beginning of year	30,153,483
Fiduciary net position - ending of year	$ 31,432,236

The notes to the financial statements are an integral part of this statement.

NOTE I – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The Lee County, Florida Clerk of the Circuit Court (the "Clerk"), is an elected constitutional officer as provided for by the Constitution of the State of Florida. For financial reporting purposes, the Clerk is deemed to be part of the primary government of Lee County, Florida (the "County") and therefore is included as such in the County's Annual Comprehensive Financial Report. There are no separate legal entities for which the Clerk is considered to be financially accountable.

Included in the financial statements are all departments and/or organizations for which the Clerk has oversight responsibilities which include, but are not limited to, financial interdependency, ability to significantly influence operations, and accountability for fiscal matters. The Clerk provides to the citizens of the County the functions of the court clerk, county auditor, county finance officer, county public/official records keeper, and Clerk to Board of County Commissioners (the "Board") as mandated by federal, state, and local government statutes and laws.

The non-court related general operations of the Clerk are funded principally by fees from third parties, and appropriations from the Board. The appropriations are presented in the Clerk's financial statements as transfers in. Pursuant to Section 218.36(2), *Florida Statutes*, net excess cash from operations in the General Fund at fiscal year-end are returned to the Board. Excess cash from operations returned to the Board are reflected as distribution of excess fees in the Clerk's General Fund.

Spending authority for the court related activities is provided by the State. Section 28.37 (2), *Florida Statutes*, provides for the monthly transfer of excess revenues over one-twelfth of the Clerk's court related budget to the State's Department of Revenue. Section 28.37 (3), *Florida Statutes*, provides for an annual transfer of all cumulative excess fines, fees, service charges, and court costs collected over the Clerk's authorized budgeted expenditures. The next annual cumulative transfer of funds is required by January 23, 2026.

Basis of Presentation

The financial statements of the Clerk are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures. The Clerk's funds are organized into two major categories: governmental and fiduciary. Government resources are allocated to, and accounted for, in individual funds, based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

The financial statements presented include the General Fund, special revenue funds, and custodial funds of the Clerk's Office. These financial statements were prepared for the purpose of complying with Section 218.39(2), *Florida Statutes,* and Section 10.550, *Rules of the Auditor General for Local Governmental Entity Audits*. These financial statements present only the portion of the funds of Lee County, Florida that are attributable to the Clerk. They are not intended to present fairly the financial position and results of operations of Lee County, Florida in conformity with accounting principles generally accepted in the United States of America.

Description of Funds

The following funds are used by the Clerk.

Governmental Funds

General Fund –The Clerk's activities are classified as court related and non-court related. The Clerk's General Fund activity, which is classified as non-court related, is funded through service charges for recording instruments and documents into the official records. Additionally, the Clerk to the Board is funded through the collection of Ad Valorem taxes by the Board, which is reported in the General Fund as transfers in. The General Fund is used to account for all revenue and expenditures applicable to the general operations of the Clerk, which are not properly accounted for in another fund. All operating revenue, which is not specifically restricted or designated as to use, is recorded in the General Fund. Excess net cash from operations at the end of the year, due back to the Board, is shown as transfers out in the General Fund.

Special Revenue Funds – Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes. The Clerk currently reports three Special Revenue Funds- *Court Fees, Public Records Modernization,* and *Child Support Enforcement*.

The *Court Fees* fund accounts for court related activities pursuant to Chapter 28, *Florida Statutes*. Court related activities are funded with fines, fees, service charges, and court costs. These revenues are restricted and are to be used exclusively for funding court related operations and, therefore, are reported in a special revenue fund.

The *Public Records Modernization ("PRM")* fund is funded by a portion of recording fees. This fund is mandated by Section 28.24 (12)(d), *Florida Statutes*, and must be used exclusively for equipment and maintenance of equipment, personnel training, and technical assistance in modernizing the public records system of the office. Since Revision 7 of Article V, *Florida Constitution,* went into effect on July 1, 2004, an additional amount is collected pursuant to Section 28.24(12)(e), *Florida Statutes*, and is used exclusively for funding court related technology needs. Starting May 6, 2024, legislation allows interest earned in the Clerk's Fine and Forfeiture Fund (Court Fees Fund) to be transferred to the *PRM* Fund to support court-related operations and improvements.

The Board approved the creation of a special revenue fund to hold the *Child Support Enforcement ("CSE")* reimbursement amounts that exceed the operating cost of running the Child Support Depository program. These funds are to be used exclusively for court-related functions including personnel, operations, and technology.

Custodial Funds

Custodial Funds – Custodial Funds are used to account for assets held by the Clerk in a fiduciary capacity for individuals, private organizations, and other governments. The Clerk reports activity for five Custodial Funds; *Fines and Forfeitures, Jury and Witness, Delinquent Tax, Registry of Cour*t, and *Cash Bonds and Deposits*.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recognized and recorded regardless of the measurement focus applied.

Fund financial statements report detailed information about the Clerk. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column. All of the governmental funds are considered major.

The governmental funds are presented on the modified accrual basis of accounting using the current financial resources measurement focus. Under the modified accrual basis of accounting, revenues are recognized when "measurable and available." The Clerk considers all revenues, except grants, available if they are collected within sixty days after year-end. Grants are recorded as earned if collected within ninety days after year-end. Primary revenues, such as charges for services and interest, are treated as susceptible to accrual under the modified accrual basis and so have been recognized as revenues. Expenditures are recorded when the related fund liability is incurred, except for certain compensated absences, which are recognized as expenditures to the extent they have matured, and principal and interest on general long-term debt, which is recognized when due. The custodial funds are presented using the accrual basis of accounting.

Use of Estimates

The preparation of the financial statements requires management of the Clerk to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the period. Actual results could differ from those estimates.

Budgets and Budgetary Accounting

Chapter 218, *Florida Statutes*, governs the preparation, adoption and administration of the Clerk's General Fund annual budget. The Clerk's budget is prepared on a basis consistent with generally accepted accounting principles (GAAP), except as disclosed in Note II. The budget of the Clerk (to the extent of his function as ex-officio Clerk to the Board and amounts above his fee structure as Clerk to the Circuit and County Courts), is prepared for the General Fund (non-court related activities), which is submitted to and approved by the Board. The Clerk also prepares a portion of non-court related budget and special revenue budgets based on anticipated fees.

Pursuant to Sections 28.35 and 28.36, *Florida Statutes*, a balanced court related budget must be prepared on or before June 1 and submitted to the Clerks of Court Operations Corporation (the "Corporation"). The Corporation shall complete its review and adjustments to the Clerk's budget request and make its recommendations to the Legislature by August 1 each year. The Legislative Budget Commission should review and approve or amend the Clerk's budget prior to the start of the new fiscal year on October 1.

The Clerk's General Fund and special revenue funds budgets are prepared on the modified accrual basis. The annual budget for the General Fund serves as the legal level of control for the Clerk, and must have Board approval to increase the funding from the Board. Any increase to the court related budget must be approved by the Corporation.

The original budget is the first complete appropriated budget. The final budget is the original budget adjusted by all reserves, transfers, allocations, supplemental appropriations and other changes applicable to the fiscal year, whenever legally authorized.

Cash, Cash Equivalents, and Investments

The Clerk considers highly liquid investments with a maturity of three months or less when purchased and those included in the internal investment pool, to be cash and cash equivalents. The Clerk invests funds throughout the year with Florida PRIME, an investment pool administered by the State Board of Administration ("SBA"), under the regulatory oversight of the State of Florida. Investments in Florida PRIME are made pursuant to Section 125.31, *Florida Statutes*. Florida PRIME is considered a qualifying external investment pool that meets all of the necessary criteria to elect to measure all of the investments at amortized cost. Therefore, the fair value of the Clerk's position in the pool is the same as the value of the pool shares. The investments are not categorized because they are not evidenced by securities that exist in physical or book entry form. Throughout the year, Florida PRIME contained certain floating and adjustable rate securities, these investments represented 18.2% of Florida PRIME's portfolio at September 30, 2025. In addition, the Clerk participates in the Florida Trust investment pool, which is measured at net asset value per share.

In accordance with Governmental Accounting Standards Board Statement No. 79, *Certain External Investment Pools and Pool Participants*, as a participant in a qualifying external investment pool, the Clerk should disclose the presence of any limitations or restrictions on withdrawals (such as redemption notice periods, maximum transaction amounts, and the qualifying external investment pool's authority to impose liquidity fees or redemption gates) in notes to the financial statements.

With regard to redemption gates, Section 218.409(8)(a), *Florida Statutes*, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days."

With regard to liquidity fees, Section 218.409(4), *Florida Statutes* provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.

Inventory

Inventory is stated at cost using the "first-in, first-out"(FIFO) method and is recorded as an expenditure when consumed. The Clerk's inventory includes metered postage.

Capital Assets

The Clerk's capital assets include artwork, equipment, software, and intangible right-to-use assets. The Clerk, pursuant to *Florida Statutes*, owns no capital assets. *Florida Statutes* require that the Board own and maintain accountability for all capital assets for which the Clerk is custodian. The threshold for capitalizing all capital assets is $5,000, except software which is $100,000. Capital assets are recorded at cost, or estimated historical cost. Contributed assets are recorded at acquisition value. Depreciation is calculated using the straight-line method over the estimated useful lives of the related assets.

In accordance with Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – Management's Discussion and Analysis – for State and Local Governments*, depreciation for governmental fund capital assets is reflected in the government-wide financial statements but is not reflected in the fund financial statements. Therefore, no depreciation is recorded in the financial statements of the Clerk but rather is reflected in the financial statements of the County.

In the fund financial statements of the Clerk, capital assets purchased and used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Subscription-Based Information Technology Arrangement (SBITA) assets are initially measured as the sum of the present value of payments expected to be made during the subscription term, payments associated with the SBITA contract made to the SBITA vendor at the commencement of the subscription term, when applicable, and capitalizable implementation costs, less any SBITA vendor incentives received form the SBITA vendor at the commencement of the SBITA term. SBITA assets are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying IT assets.

Compensated Absences

The Clerk's employees accrue vacation and wellness leave as benefits. Vacation leave is earned bi-weekly with a maximum limit of 500 hours, and any excess is reset at the end of each year. New hires begin accruing vacation leave after their first pay period. Wellness leave, which combines personal and sick leave, has a 480-hour cap. Upon separation, employees hired before December 31, 2023, may receive a payout for unused leave based on years of service and proper notice, with a payout schedule ranging from 10% for 0-5 years of service to 100% for 21+ years. Employees who retire or were enrolled in DROP before 2024 are eligible for a full payout. For employees hired after January 1, 2024, only vacation leave is eligible for payout, with a pro-rated percentage up to 240 hours based on years of service. Wellness leave is forfeited, and other forms of leave, like compensatory or birthday leave, are also forfeited upon separation, regardless of hire date. The Clerk does not, nor is the Clerk legally required to accumulate expendable financial resources for these obligations. Accordingly, the liability for compensated absences is not reported in the Clerk's fund financial statements, but rather is reported in the basic financial statements of the County.

NOTE II – DIFFERENCE BETWEEN BUDGETED AND ACTUAL RESULTS

Budgets are adopted on a basis consistent with GAAP except as follows:

General Fund

Net Change in fund balance (GAAP Basis)	$ 0
Unearned Value Adjustment Board Revenue	27,339
Net Change in fund balance non-GAAP	$ 27,339

NOTE III – CASH, CASH EQUIVALENTS, AND INVESTMENTS

At September 30, 2025, the Clerk had the following deposits, investments, and maturities:

Investment	Maturities	Fair Value	Rating
Cash on Hand	N/A	$ 3,004,381	N/A
Demand Deposits	N/A	28,699,898	N/A
Local Government Investment Pool			
Florida Trust Day to Day Fund	31.8 days	1,093,399	AAAm
Florida PRIME	47 days	36,611,318	AAAm
Total Cash, Cash Equivalents and Investments		$ 69,408,996	

Reconciliation:	
General Fund	$ 6,781,186
Court Fees	9,895,848
Public Records Modernization	10,075,791
Child Support Enforcement	4,457,391
Custodial Funds	38,198,780
	$ 69,408,996

Additional information for the Florida Trust investment, measured at NAV or its equivalent:

	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period	Redemption Restrictions
Florida Trust Day to Day Fund	$1,093,399	-	Daily	11:00am EST (same day)	None

Custodial Credit Risk

At September 30, 2025, the Clerk's deposits were entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, *Florida Statutes*. Under this chapter, in the event of

default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss.

Credit Risk

The Clerk does not have a formal written investment policy and thereby is required to follow Section 218.415, *Florida Statutes,* when investing surplus funds. This statute limits investing of surplus funds to the Florida PRIME, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency, interest-bearing time deposits or savings accounts in qualified public depositories, or direct obligations of the U.S. Treasury.

Interest Rate Risk

The Clerk does not have a formal investment policy that limits investment maturities nor is one contained in Section 218.415, *Florida Statutes*. The weighted average days to maturity (WAM) of Florida PRIME as of September 30, 2025 was 47 days. Next interest rate reset dates for floating securities are used in the calculation of the WAM. The weighted average life (WAL) of the Florida PRIME at September 30, 2025 was 73 days.

Concentration of Credit Risk

The Clerk places no limit on the amount it may invest in any one issuer or investment.

NOTE IV – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

Governmental Activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Artwork	$ 1,000	$ -	$ -	$ 1,000
Software in progress	-	751,499	-	751,499
Total capital assets not being depreciated	1,000	751,499	-	752,499
Capital assets being depreciated:				
Machinery and equipment	4,331,602	318,534	(5,918)	4,644,218
Software	11,320,418	-	-	11,320,418
Intangible subscription based IT arrangement	3,150,988	503,148	(1,241,660)	2,412,476
Total capital assets being depreciated/amortized	18,803,008	821,682	(1,247,578)	18,377,112
Less accumulated depreciation/amortized for:				
Machinery and equipment	2,698,492	235,935	(5,918)	2,928,509
Software	11,260,660	59,758	-	11,320,418
Intangible subscription based IT arrangement	1,306,093	1,042,868	(1,224,614)	1,124,347
Total accumulated depreciation/amortized	15,265,245	1,338,561	(1,230,532)	15,373,274
Total capital assets being depreciated/amortized, net	3,537,763	(516,879)	(17,046)	3,003,838
Total governmental activities capital assets, net	$ 3,538,763	$ 234,620	$ (17,046)	$ 3,756,337

NOTE V – RETIREMENT PLANS

Defined Benefit Pension Plans

Background

The Florida Retirement System (FRS) was created by Chapter 121, *Florida Statutes*, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, *Florida Statutes*, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Clerk are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, *Florida Statutes*; Chapter 112, Part IV, *Florida Statutes*; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, *Florida Administrative Code*; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Website (www.dms.myflorida.com).

Florida Retirement System Pension Plan

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected County Officers Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class (SMSC)* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at 6 years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at 8 years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for

members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to 4 years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, *Florida Statutes*, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 96 months after electing to participate, except that certain instructional personnel may participate for up to 120 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the 5 highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the 8 highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

As provided in Section 121.101, *Florida Statutes*, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3 percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3 percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3 percent. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement. In 2017, Senate Bill 7022 made several changes to FRS. The bill provides for renewed membership in the investment plan for reemployed retirees of the investment plan, as well as, In-Line-of Duty Death Benefits.

Detailed information about the Clerk's proportionate share of FRS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Retiree Health Insurance Subsidy Program

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, *Florida Statutes*, and may be amended by the Florida Legislature

at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, *Florida Statutes*. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Detailed information about the Clerk's proportionate share of HIS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Defined Contribution Plan – FRS Investment Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, *Florida Statutes*, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Clerk employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06 percent of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after 1 year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Non-vested employer contributions are placed in a suspense account for up to 5 years. If the employee returns to FRS-covered employment within the 5-year period, the employee will regain control over their account. If the employee does not return within the 5-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Clerk.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

Contributions

Participating employer contributions are based upon statewide rates established by the State of Florida. The Clerk's contributions made to the plans during the years ended September 30, 2025, 2024, and 2023 were $3,772,701, $3,487,467 and $3,118,856 respectively, equal to the actuarially determined contribution requirements for each year. Additional information about pension plans can be found in the County's annual comprehensive financial report.

Other Postemployment Benefits

The Clerk provides postemployment health care benefits in accordance with Section 112.0801, *Florida Statutes*, to all employees who retire from the Clerk. The Clerk is required to provide health care coverage at cost to all retirees. Effective October 1, 2018, the Clerk offers a premium subsidy to all retires with eight or more years of consecutive employment. The liability, expense and deferred outflows/inflows of resources for other postemployment benefits, calculated in accordance with Governmental Accounting Standards Board Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, are reported in the financial statements of the County.

NOTE VI – RISK MANAGEMENT

The Lee County, Florida, Board of County Commissioners maintains self-insurance internal service funds to administer insurance activities relating to certain group medical and dental coverage, property, general, automobile, public officials liability, workers' compensation and auto physical damage. The Clerk participates in the County-wide self-insurance program for all activities. For liability insurance, the Board pays substantially all of the respective premiums on behalf of the Clerk and absorbs losses related to these programs up to an aggregate annual limit. Excess and other specific coverage is purchased from third-party carriers. Charges to participants are based upon amounts believed by management of the program to meet the required annual payouts during the fiscal year and to pay for the estimated operating cost of the program. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years. As a result, there was no reduction in insurance coverage.

NOTE VII – LONG-TERM OBLIGATIONS

The following changes in long-term obligations occurred during the year ended September 30, 2025:

Governmental Activities:

	Beginning Balance as Restated		Increases	Decreases	Ending Balance
Compensated Absences **	$ 3,000,529	*	$ 94,096	$ -	$ 3,094,625
Subscription based IT arrangements payable	1,171,565		503,148	(1,016,328)	658,385
Total Long-term Obligations	4,172,094		503,148	(1,016,328)	3,753,010

* The Compensated Absences beginning balance restatement is a result of the implementation of GASB 101.

** The change in compensated absences is reported as a net increase for the year.

Of these liabilities, approximately $1,660,219 compensated absences and $374,710 of SBITA is expected to be paid during the fiscal year ended September 30, 2026. These long-term liabilities are not reported in the financial statements of the Clerk since they have not matured.

SBITA's entered into by the Clerk are included as other financing sources and capital outlay expenditures in the statement of revenues, expenditures, and changes in fund balance in the year of inception. Payments made in accordance with SBITA terms are reported as debt service expenditures in the statement of revenues, expenditures, and changes in fund balance as they are incurred. Detailed information about the Clerk's SBITA's can be found in County's annual comprehensive financial report.

For the year ending September 30, 2025, the Clerk entered into two SBITA's with a total value of $503,148. Additionally, the Clerk made principal payments totaling $969,146 on SBITAs during the same period.

NOTE VIII – COMMITMENTS AND CONTINGENCIES

Litigation

The Clerk is involved from time to time in routine civil litigation, the substance of which would not materially affect the financial position of the Clerk.

Grants

The Clerk is the recipient of grants that are subject to special compliance requirements and audits by the grantor agencies that may result in disallowed expense amounts. These amounts constitute a contingent liability of the Clerk. The Clerk does not believe any contingent liabilities, if any, to be material to the financial statements.

NOTE IX – GOVERNMENTAL FUND BALANCES

In accordance with Governmental Accounting Standards Board Statement Number 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, fund balances are classified as nonspendable or spendable. Spendable

fund balances are further classified in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances. These classifications are described as follows:

The *nonspendable* fund balance classification includes amounts that cannot be spent because they are either (a) not in a spendable form, or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion include items that are not expected to be converted to cash. As of September 30, 2025, the Clerk's General Fund reported a nonspendable fund balance of $49,458 for inventory.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Clerk considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Clerk considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

Spendable fund balances are classified as follows:

Restricted fund balances are constrained for a specific purpose by creditors, grantors, contributors, laws or regulations, or through constitutional provisions or enabling legislation. As of September 30, 2025, the Clerk's Public Records Modernization special revenue fund reported a restricted fund balance of $9,945,384 which includes $5,956,019 for public records modernization, $2,853,501 for court technology and $1,135,864 for court operations.

Committed for fund balances are constrained for a specific purpose imposed by a formal action of the Clerk's highest level of decision-making authority. As of September 30, 2025, the Clerk's Child Support Enforcement special revenue fund reported committed fund balance of $4,482,702 for court related functions.

Assigned fund balances are intended to be used for specific purposes, but which are neither restricted nor committed. As of September 30, 2025, the Clerk reported no assigned fund balances.

Unassigned fund balances represent the residual fund balances that do not meet the other fund balance classification requirements. As of September 30, 2025, the Clerk's General Fund reported a negative unassigned fund balance of $49,458 since all excess fees are returned to the County and the General Fund reports a nonspendable fund balance for its inventory.

NOTE X – ADOPTION OF NEW ACCOUNTING STANDARD

The Governmental Accounting Standards Board (GASB) issued GASB Statement 101, Compensated Absences in June 2022. The standard requires governments to recognize a compensated absence liability for leave attributable for services already rendered, leave that accumulates across fiscal years, and leave that is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The Clerk adopted the requirements of this guidance effective October 1, 2024.

Supplementary Financial Information

CLERK OF CIRCUIT COURT
Lee County, Florida
COMBINING STATEMENT OF FIDUCIARY NET POSITION - ALL CUSTODIAL FUNDS
As of September 30, 2025

	Fines and Forfeitures	Jury and Witness	Delinquent Tax	Registry of Court	Cash Bonds and Deposits	Total All Custodial Funds
ASSETS						
Cash and cash equivalents	$ 6,739,629	$ 25,013	$ 20,556,101	$ 10,162,607	$ 715,430	$ 38,198,780
Total assets	6,739,629	25,013	20,556,101	10,162,607	715,430	38,198,780
LIABILITIES AND FIDUCIARY NET POSITION						
Liabilities						
Accounts payable	-	-	9,411	-	17,504	26,915
Due to other governments	6,739,128	-	-	-	-	6,739,128
Deposits and overbids	501		-	-	-	501
Total liabilities	6,739,629	-	9,411	-	17,504	6,766,544
Fiduciary Net Position						
Restricted for:						
Individuals, organizations, and other governments	-	25,013	20,546,690	10,162,607	697,926	31,432,236
Total fiduciary net position	-	25,013	20,546,690	10,162,607	697,926	31,432,236
Total liabilities and fiduciary net position	$ 6,739,629	$ 25,013	$ 20,556,101	$ 10,162,607	$ 715,430	$ 38,198,780

The notes to the financial statements are an integral part of this statement.

CLERK OF CIRCUIT COURT
Lee County, Florida
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the Year Ended September 30, 2025

	Fines and Forfeitures	Jury and Witness	Delinquent Tax	Registry of Court	Cash Bonds and Deposits	Total All Custodial Funds
ADDITIONS						
Fees/Fines collected for other governments	$ 195,784,568	$ -	$ -	$ -	$ -	$ 195,784,568
Registry and other deposits collected	-	158,695	21,368,641	26,832,623	1,773,290	50,133,249
Total Additions	195,784,568	158,695	21,368,641	26,832,623	1,773,290	245,917,817
DEDUCTIONS						
Fees/Fines disbursed to other governments	195,784,568	-	-	-	-	195,784,568
Registry and other deposits disbursed	-	140,155	20,992,050	25,837,636	1,884,655	48,854,496
Total Deductions	195,784,568	140,155	20,992,050	25,837,636	1,884,655	244,639,064
Change in Fiduciary Net Position	-	18,540	376,591	994,987	(111,365)	1,278,753
Fiduciary net position - beginning of Year	-	6,473	20,170,099	9,167,620	809,291	30,153,483
Fiduciary net position - ending of Year	$ -	$ 25,013	$ 20,546,690	$ 10,162,607	$ 697,926	$ 31,432,236

The notes to the financial statements are an integral part of this statement.

Additional Reports of Independent Auditor

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, 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, the financial statements of each major fund, and the aggregate remaining fund information of Lee County, Florida, Clerk of Circuit Court (the Clerk), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Clerk's basic financial statements, and have issued our report thereon dated March 31, 2026.

Report on Internal Control Over Financial Reporting

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

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Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Clerk'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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
March 31, 2026

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MANAGEMENT LETTER

Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lee County, Florida, Clerk of Circuit Court (the Clerk), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 31, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 31, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 in the financial statements.

Financial Management

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

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Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Clerk, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
March 31, 2026

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INDEPENDENT ACCOUNTANTS' REPORT

Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

We have examined Lee County, Florida, Clerk of Circuit Court's (the Clerk) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds Section 61.181, Florida Statutes, regarding clerks of the courts alimony and child support payments; and Sections 28.35 and 28.36, Florida Statutes, regarding clerks of the courts performance standards and budgets during the year ended September 30, 2025. Management of the Clerk is responsible for the Clerk's compliance with the specified requirements. Our responsibility is to express an opinion on the Clerk's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Clerk complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Clerk complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

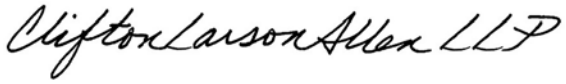
Our examination does not provide a legal determination on the Clerk's compliance with specified requirements.

In our opinion, the Clerk complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds, Section 61.181, Florida Statutes, regarding clerks of the courts alimony and child support payments; and Sections 28.35 and 28.36, Florida Statutes, regarding clerks of the courts performance standards and budgets during the year ended September 30, 2025.

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Honorable Kevin Karnes
Clerk of Circuit Court
Lee County, Florida

This report is intended solely for the information and use of the Clerk and the Auditor General, State of Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Fort Myers, Florida
March 31, 2026

LEE COUNTY, FLORIDA
PROPERTY APPRAISER

FINANCIAL STATEMENTS AND ADDITIONAL REPORTS

YEAR ENDED SEPTEMBER 30, 2025



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LEE COUNTY, FLORIDA
PROPERTY APPRAISER
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YEAR ENDED SEPTEMBER 30, 2025

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INDEPENDENT AUDITORS' REPORT

Honorable Matthew H. Caldwell
Property Appraiser
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of each major fund of the Lee County, Florida, Property Appraiser (the Property Appraiser), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Property Appraiser'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 respective financial position of each major fund of the Property Appraiser as of September 30, 2025, and the respective changes in the financial position and the respective budgetary comparisons for the General Fund and GIS Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Property Appraiser 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 opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements of the Property Appraiser referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the financial statements are intended to present the financial position and the changes in financial position of only that portion of each major fund of Lee County, Florida that is attributable to the transactions of the Property Appraiser. They do not purport to, and do not, present fairly the financial position of Lee County, Florida as of September 30, 2025 or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

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As discussed in Note 1 to the financial statements, the Property Appraiser implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, effective for the fiscal year ended September 30, 2025. GASB 101 requires liabilities to be recognized for leave attributable to services already rendered, that accumulates, and is more likely than not to be used or otherwise paid or settled. Our opinion is not modified with respect to this matter.

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.

Auditors' 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 auditors' report that includes our opinions. 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 Property Appraiser'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.

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

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 13, 2026, on our consideration of the Property Appraiser'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 Property Appraiser's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Property Appraiser's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

LEE COUNTY, FLORIDA
PROPERTY APPRAISER
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	GIS Fund	Total
ASSETS			
Cash and Cash Equivalents	$ 1,023,981	$ 150,096	$ 1,174,077
Total Assets	$ 1,023,981	$ 150,096	$ 1,174,077
LIABILITIES AND FUND BALANCE			
LIABILITIES			
Accounts Payable	$ 6,570	$ 12,521	$ 19,091
Accrued and Other Liabilities	206,194	26,809	233,003
Due to Other Governments	110,495	-	110,495
Due to the Board of County Commissioners	700,722	110,766	811,488
Total Liabilities	1,023,981	150,096	1,174,077
FUND BALANCE	-	-	-
Total Liabilities and Fund Balance	$ 1,023,981	$ 150,096	$ 1,174,077

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
PROPERTY APPRAISER
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	General Fund	GIS Fund	Total
REVENUES			
Intergovernmental	$ 2,439,042	$ -	$ 2,439,042
Charges for Services	510,485	-	510,485
Interest Earned	45,375	-	45,375
Miscellaneous	10,371	-	10,371
Total Revenues	3,005,273	-	3,005,273
EXPENDITURES			
General Government:			
Personal Services	9,993,647	1,328,725	11,322,372
Operating Expenditures	1,986,792	320,260	2,307,052
Capital Outlay	25,616	2,661,197	2,686,813
Debt Service - Principal	558,373	323,415	881,788
Debt Service - Interest	45,475	84,255	129,730
Total Expenditures	12,609,903	4,717,852	17,327,755
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(9,604,630)	(4,717,852)	(14,322,482)
OTHER FINANCING SOURCES (USES)			
Lease	25,616	1,610,932	1,636,548
Board of County Commissioners Fees and Appropriations	10,390,231	3,217,686	13,607,917
Distribution of Excess Fees and Appropriations to the Board of County Commissioners	(700,722)	(110,766)	(811,488)
Distribution of Excess Fees to Other Taxing Districts	(110,495)	-	(110,495)
Total Other Financing Sources	9,604,630	4,717,852	12,685,934
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
PROPERTY APPRAISER
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – GENERAL FUND (NON-GAAP BUDGETARY BASIS)
YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental	$ 1,563,226	$ 1,572,643	$ 1,810,792	$ 238,149
Interest Earned	-	-	45,375	45,375
Miscellaneous	-	-	10,371	10,371
Total Revenues	1,563,226	1,572,643	1,866,538	293,895
EXPENDITURES				
General Government:				
Personal Services	10,356,454	10,056,678	9,619,982	436,696
Operating Expenditures	1,572,303	1,881,496	1,221,722	659,774
Capital Outlay	24,700	24,700	-	24,700
Debt Service - Principal	-	-	558,373	(558,373)
Debt Service - Interest	-	-	45,475	(45,475)
Total Expenditures	11,953,457	11,962,874	11,445,552	517,322
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(10,390,231)	(10,390,231)	(9,579,014)	811,217
OTHER FINANCING SOURCES (USES)				
Board of County Commissioners Fees and Appropriations	10,390,231	10,390,231	10,390,231	-
Distribution of Excess Fees and Appropriations to the Board of County Commissioners	-	-	(700,722)	(700,722)
Distribution of Excess Fees to Other Taxing Districts	-	-	(110,495)	(110,495)
Total Other Financing Sources	10,390,231	10,390,231	9,579,014	(811,217)
NET CHANGE IN FUND BALANCE	$ -	$ -	-	$ -
Fund Balance - Beginning of Year			-	
FUND BALANCE - END OF YEAR			$ -	

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
PROPERTY APPRAISER
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – GIS FUND (NON-GAAP BUDGETARY BASIS)
YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance with
	Original	Final	Actual	Final Budget
REVENUES	$ -	$ -	$ -	$ -
EXPENDITURES				
General Government:				
Personal Services	1,524,535	1,524,535	1,328,725	195,810
Operating Expenditures	1,648,551	1,648,551	320,260	1,328,291
Capital Outlay	44,600	44,600	1,050,265	(1,005,665)
Debt Service - Principal	-	-	323,415	(323,415)
Debt Service - Interest	-	-	84,255	(84,255)
Total Expenditures	3,217,686	3,217,686	3,106,920	110,766
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(3,217,686)	(3,217,686)	(3,106,920)	110,766
OTHER FINANCING SOURCES (USES)				
Board of County Commissioners Fees and Appropriations	3,217,686	3,217,686	3,217,686	-
Distribution of Excess Fees and Appropriations to the Board of County Commissioners	-	-	(110,766)	(110,766)
Total Other Financing Sources	3,217,686	3,217,686	3,106,920	(110,766)
NET CHANGE IN FUND BALANCE	$ -	$ -	-	$ -
Fund Balance - Beginning of Year			-	
FUND BALANCE - END OF YEAR			$ -	

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of the significant accounting principles and policies used in the preparation of the accompanying financial statements of the Lee County, Florida, Property Appraiser (Property Appraiser).

Financial Reporting Entity

The Property Appraiser is an elected official of the County, pursuant to the Constitution of the State of Florida, Article VIII, Section 1(d). The Property Appraiser is part of the primary government of the Lee County, Florida (the County). Although the Board of County Commissioners (the Board) and the Florida Department of Revenue approve the Property Appraiser's total operating budget, the Property Appraiser is responsible for the administration and the operation of the Property Appraiser's office. The Property Appraiser's financial statements include only the funds of the Property Appraiser's office.

For financial reporting purposes, the Property Appraiser is deemed to be part of the primary government of the County, and, therefore, is included as such in the County's Annual Comprehensive Financial Report (ACFR). There are no component units included in the Property Appraiser's financial statements.

Measurement Focus, Basis of Accounting, and Basis of Presentation

These financial statements have been prepared for the purpose of complying with Section 218.39(2), *Florida Statutes*, and Chapter 10.550, Rules of the Auditor General – Local Governmental Entity Audits, which allows the Property Appraiser to only present fund financial statements. These financial statements present only the portion of the funds of Lee County, Florida that are attributable to the Property Appraiser. They are not intended to present fairly the financial position and results of operations of Lee County, Florida in conformity with accounting principles generally accepted in the United States of America. The financial activities of the Property Appraiser, as a constitutional officer, are included in the County's Annual Comprehensive Financial Report (ACFR).

These fund financial statements report detailed information about the Property Appraiser. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column.

Governmental Funds

The Lee County, Florida, Property Appraiser has two major governmental funds:

General Fund – The General Fund is used to account for the general operations of the Property Appraiser. Excess revenue in this fund is paid to the Board of County Commissioners and the respective special taxing districts at year-end.

GIS Fund – The GIS Fund is a special revenue fund used to account for the restricted revenues and expenditures associated with the operations of Lee County's Geographical Information System (GIS). Excess revenue in this fund is paid to the Board of County Commissioners at year-end.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental Funds (Continued)

The modified accrual basis of accounting is used by governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become measurable and available to finance liabilities of the current fiscal year). For this purpose, the Property Appraiser considers revenues to be available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred, except for certain compensated absences, which are recognized as expenditures to the extent they have matured.

Charges for services and interest income are recognized as they are earned and become measurable and available to pay liabilities of the current period.

Interest revenue and miscellaneous revenue are recognized as they are earned and become measurable and available to pay liabilities of the current period.

Substantially all the Property Appraiser's revenue is received from taxing authorities. These monies are virtually unrestricted and are revocable only for failure to comply with prescribed compliance requirements. These resources are reflected as revenue at the time of receipt, earlier if the "susceptible to accrual" criteria are met.

Florida Statutes provide that the amount by which revenues exceed annual expenditures (excess fees) be remitted to each governmental agency or the Board immediately following the fiscal year for which the funding was provided or following the fiscal year during which other revenue was recognized.

Capital outlay expended in the General and GIS funds' operations are capitalized in the basic financial statements of the County rather than in the governmental funds of the Property Appraiser.

Refund of Excess Fees

Florida Statutes further provide that the excess of revenues over expenditures held by the Property Appraiser be distributed to each governmental agency or the Board in the same proportion as the fees paid by each governmental agency bear to total fee revenues. The amount of this distribution is recorded as a liability and as another financing use-transfer out in the accompanying financial statements.

Cash Equivalents

Cash equivalents are defined as highly liquid investments with original maturities of three months or less and are carried at cost.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Compensated Absences

Full-time employees of the Property Appraiser can accumulate paid time off (PTO) based on the number of years of continuous service with the Property Appraiser. PTO Payments are included in operating costs of the general fund and GIS fund when the payment is made to the employees. The liability for compensated absences is reported in the government-wide statements of the County and is not reported in basic financial statements of the Property Appraiser. The liability for compensated absences consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

Use of Estimates

The preparation of the financial statements, in accordance with generally accepted accounting principles in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Adoption of New Accounting Standards

In June 2022, the GASB issued GASB Statement No. 101, *Compensated Absences*. This standard establishes a unified recognition and measurement model for compensated absences, which include vacation leave, sick leave, paid time off, holidays, parental leave, and other similar benefits. Under this guidance, a liability for compensated absences is recognized for (1) leave that has not been used and meets certain criteria—attributable to services already rendered, accumulates, and is more likely than not to be used or otherwise paid or settled—and (2) leave that has been used but not yet paid or settled. The Property Appraiser adopted the requirements of this guidance effective October 1, 2024, and has applied the provisions of this standard to the beginning of the period of adoption.

NOTE 2 BUDGETARY PROCESS

Florida Statutes govern the preparation, adoption, and administration of the Property Appraiser's annual budget for the General Fund. The Property Appraiser prepares a budget for the General Fund and submits it to the Florida Department of Revenue for approval. A copy of the approved General Fund budget is provided to the Board. Any subsequent amendments must be approved by the Florida Department of Revenue. The Property Appraiser also adopts a budget for its GIS Fund pursuant to an Interlocal Agreement with the Board. This budget is approved annually by the Board.

NOTE 2 BUDGETARY PROCESS (CONTINUED)

The annual budget serves as the legal authorization for expenditures. Expenditures may not legally exceed appropriations at the fund level. Distributions of excess fees and appropriations are not considered expenditures. Appropriations lapse at year-end. Budget control is maintained at the departmental major object expenditure level. Budgetary changes within major object expenditure categories are made at the discretion of the Property Appraiser. Amendments to the approved General Fund budget must be approved by the Florida Department of Revenue.

The original budget is the first complete appropriated budget. The final budget is the original budget adjusted by all reserves, transfers, allocations, supplemental appropriations, and other changes applicable to the fiscal year, whenever legally authorized.

The Property Appraiser's General Fund budget is prepared based on Florida Department of Revenue Rules, which differs from accounting principles generally accepted in the United States of America (GAAP) in that costs and offsetting revenues related to TRIM notices, non-ad valorem commissions on cost recovery revenues received from Special Districts and other governments and expenditures paid from these commissions, as well as other financing sources associated with leasing transactions, are not recognized under the budgetary basis of accounting.

The General Fund actual results of operations in the statement of revenues, expenditures, and changes in fund balance – budget to actual – General Fund are presented on a budgetary basis. Adjustments to convert the results of operations at the end of the year, for the year ended September 30, 2025, from the budgetary basis of accounting to the GAAP basis of accounting are as follows:

	Revenues	Expenditures	Other Financing Sources (Uses)
Total Budgetary Basis (Non-GAAP)	$ 1,866,538	$ 11,445,552	$ 9,579,014
Charges for Services Not Budgeted (TRIM)	509,783	-	-
Operating Expenditures Not Budgeted (TRIM)	-	509,783	-
Intergovernmental Revenue Not Budgeted (Cost Recovery)	533,808	-	-
Recovery)	-	-	-
Operating Expenditures Not Budgeted (Cost Recovery)	-	160,143	-
Personnel Services Not Budgeted (Cost Recovery)	-	373,665	-
Intergovernmental Revenue Not Budgeted (In-kind Grant Contributions)	95,144	-	-
Operating Expenditures Not Budgeted (In-kind Grant Contributions)	-	95,144	-
Lease Transactions Not Budgeted	-	25,616	25,616
Total GAAP Basis	$ 3,005,273	$ 12,609,903	$ 9,604,630

NOTE 2 BUDGETARY PROCESS (CONTINUED)

The GIS Fund actual results of operations in the statement of revenues, expenditures, and changes in fund balance – budget to actual – GIS Fund are presented on a budgetary basis. Adjustments to convert the results of operations at the end of the year, for the year ended September 30, 2025, from the budgetary basis of accounting to the GAAP basis of accounting are as follows:

	Revenues	Expenditures	Other Financing Sources (Uses)
Total Budgetary Basis (Non-GAAP)	$ -	$ 3,106,920	$ 3,106,920
Lease Transactions Not Budgeted	-	1,610,932	1,610,932
Total GAAP Basis	$ -	$ 4,717,852	$ 4,717,852

NOTE 3 CASH

At September 30, 2025, the carrying value of the Property Appraiser's cash was as follows:

Type	Carrying Value
Cash on Hand	$ 1,000
Demand Deposits	1,173,077
Total Cash	$ 1,174,077

Custodial Credit Risk

At September 30, 2025, the Property Appraiser's deposits were entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, Florida Statutes. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss.

Credit Risk

The Property Appraiser's policy is to follow the guidance in Section 219.075, Florida Statutes, regarding the deposit of funds received and the investment of surplus funds. Sections 219.075 and 218.415, *Florida Statutes*, authorize the Property Appraiser to invest in Florida PRIME (formerly the Local Government Surplus Funds Trust Fund) or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; direct obligations of the United States Treasury; federal agencies and instrumentalities or interest-bearing time deposits or savings accounts in banks organized under the laws of the United States and doing business and situated in the state of Florida, savings and loan associations which are under state supervision; or in federal savings and loan associations located in the State of Florida and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

NOTE 3 CASH (CONTINUED)

Interest Rate Risk

The Property Appraiser has no specific investment policy regarding interest rate risk.

NOTE 4 CAPITAL ASSETS

Capital assets used by the Property Appraiser are capitalized in the basic financial statements of the County rather than in the governmental funds of the Property Appraiser. Upon acquisition, such assets are recorded as expenditures in the governmental funds of the Property Appraiser and are capitalized at cost in the basic financial statements of the Board. Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their estimated acquisition value on the date received. The Property Appraiser maintains custodial responsibility for the capital assets used by the office. No depreciation expense has been provided on capital assets in these financial statements. However, depreciation expense is recorded in the basic financial statements of the County.

NOTE 5 LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities, which are reported in the basic financial statements of the Board:

	October 1, 2024 (1)	Additions	Retirements (2)	September 30, 2025
Compensated Absences	$ 689,236	$ -	$ (13,176)	$ 676,060

(1) The beginning balance was restated due to the implementation of GASB Statement No. 101.
(2) The change in the compensated absence liability is presented as a net change.

Of these liabilities, approximately $474,958 is expected to be paid or used during the fiscal year ending September 30, 2026. These long-term liabilities are not reported in the financial statements of the Property Appraiser since they have not matured.

NOTE 6 LEASES

The Property Appraiser leases assets that meet the definition of a lease under Government Accounting Standards Board (GASB) Statement No. 87 – *Leases*. Detailed information about the Property Appraiser's leases can be found in the County's annual comprehensive financial report on County-wide financial statements.

Leases entered into by the Property Appraiser are included as other financing sources and capital outlay expenditures in the statement of revenues, expenditures, and changes in fund balance in the year of inception. Payments made in accordance with lease terms are reported as debt service expenditures in the statement of revenues, expenditures, and changes in fund balance as they are incurred.

NOTE 6 LEASES (CONTINUED)

During the year ended September 30, 2025, the Property Appraiser entered into two new leases in the amount of $1,636,548. During the year ended September 30, 2025, the Property Appraiser's payment of principal on leases totaled $165,928.

NOTE 7 SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The Property Appraiser entered into software agreements that meet the definition of a subscription-based information technology arrangement (SBITA) under GASB Statement No. 96 – *Subscription-Based Information Technology Arrangements*. Detailed information about the Property Appraiser's SBITAs can be found in the Lee County, Florida annual comprehensive financial report on County-wide financial statements.

SBITAs entered by the Property Appraiser are included as other financing sources and capital outlay expenditures in the statement of revenues, expenditures, and changes in fund balance in the year of inception. Payments made in accordance with SBITA terms are reported as debt service expenditures in the statement of revenues, expenditures, and changes in fund balance as they are incurred.

During the year ended September 30, 2025, the Property Appraiser entered into no new SBITA. During the year ended September 30, 2025, the Property Appraiser's payment of principal on SBITAs totaled $715,862.

NOTE 8 PENSION PLANS

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, *Florida Statutes*, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

NOTE 8 PENSION PLANS (CONTINUED)

Background (Continued)

All regular employees of the Property Appraiser are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, *Florida Statutes*; Chapter 112, Part IV, Florida Statutes; Chapter 238, *Florida Statutes*; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans (FRS Plan and HIS) and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Website (www.dms.myflorida.com).

Florida Retirement System Pension Plan (FRS Plan)

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiemployer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected Officials Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class (SMSC)* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.
- *Special Risk Administrative Support Class* – Members who provide administrative support for a special risk employer.

NOTE 8 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan) (Continued)

Plan Description (Continued)

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to four years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 8 years after electing to participate, except that certain instructional personnel may participate for up to 10 years. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed based on age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

As provided in Section 121.101, *Florida Statutes*, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

NOTE 8 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan) (Continued)

Benefits Provided (Continued)

Detailed information about the Property Appraiser's proportionate share of FRS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Retiree Health Insurance Subsidy Program (HIS)

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, *Florida Statutes*, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended June 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, *Florida Statutes*. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Detailed information about the Property Appraiser's proportionate share of HIS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Defined Contribution Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan.

NOTE 8 PENSION PLANS (CONTINUED)

Defined Contribution Plan (Continued)

Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected Officials, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the Florida SBA; however, management believes that these amounts, if any, would be immaterial to the Property Appraiser.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lumpsum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

Contributions

The Property Appraiser's contributions excluding employee contributions to the pension plans totaled $1,218,864 for the year ended September 30, 2025. The Property Appraiser contributed 100% of the required contributions.

NOTE 9 OTHER POSTEMPLOYMENT BENEFITS (OPEB)

The Property Appraiser provides postretirement healthcare benefits in accordance with Section 112.0801, *Florida Statutes*, to all employees who retire from the Property Appraiser. The Property Appraiser pays 50% of the premium cost for the retiree to participate in the Board's self-insurance fund. The liability and expense for other postemployment benefits, calculated in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions,* are reported in the financial statements of the County.

NOTE 10 DEFERRED COMPENSATION

The Property Appraiser offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time Property Appraiser employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation balance is not available to participants or their estate until termination, retirement, death, or unforeseeable emergency. No contributions were made by the Property Appraiser during the year ended September 30, 2025.

NOTE 11 RISK MANAGEMENT

The Property Appraiser is exposed to various risks of loss, including general liability, health, dental, disability and life, property and casualty, auto and physical damage, and workers' compensation. A self-insurance internal service fund is maintained by the Board of County Commissioners to administer insurance activities. All liabilities associated with these self-insured risks are reported in the basic financial statements of the Board. During the year ended September 30, 2025, the Property Appraiser paid $2,147,415 to the Board of County Commissioners for health, life, dental and disability coverage into the risk management program. The Board of County Commissioners paid $75,572 to the self-insurance fund on behalf of the Property Appraiser for general liability, property, and casualty, auto and physical damage and workers' compensation during the year ended September 30, 2025.

Under this program, the Board of County Commissioners provides coverage for group health, dental, general liability claims and workers compensation. Lee County, Florida purchases commercial insurance for claims in excess of coverage provided by the risk management program and all other risks of loss. There have been no significant reductions in insurance coverage in the last fiscal year. Settled claims have not exceeded the commercial coverage in any of the past three fiscal years.

NOTE 12 CLAIMS AND CONTINGENCIES

Litigation

The Property Appraiser is involved as a defendant or plaintiff in certain litigation and claims arising from the ordinary course of operations. In the opinion of the Property Appraiser and legal counsel, the range of potential recoveries or liabilities will not materially affect the financial position of the Property Appraiser.

ADDITIONAL REPORTS

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Matthew H. Caldwell
Property Appraiser
Lee County, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of each major fund of the Lee County, Florida, Property Appraiser (the Property Appraiser), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Property Appraiser's basic financial statements, and have issued our report thereon dated April 13, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Property Appraiser's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Property Appraiser's internal control. Accordingly, we do not express an opinion on the effectiveness of the Property Appraiser'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 considered to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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Reports on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Property Appraiser'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 Property Appraiser'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 Property Appraiser's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

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MANAGEMENT LETTER

Honorable Matthew H. Caldwell
Property Appraiser
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lee County, Florida, Property Appraiser (the Property Appraiser) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 13, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 13, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)(1)., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 in the notes to the financial statements.

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Financial Management

Section 10.554(1)(i)(2)., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida house of Representatives, the Florida Auditor General, Federal and other granting agencies, the Property Appraiser, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

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INDEPENDENT ACCOUNTANTS' REPORT

Honorable Matthew H. Caldwell
Property Appraiser
Lee County, Florida

We have examined the Lee County, Florida, Property Appraiser's (the Property Appraiser) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Property Appraiser's compliance with the specified requirements. Our responsibility is to express an opinion on the Property Appraiser's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Property Appraiser complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Property Appraiser complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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

In our opinion, the Property Appraiser complied, in all material respects, with Section 218.415*, Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2025.

This report is intended solely for the information and use of the Property Appraiser and the Auditor General, State of Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

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LEE COUNTY, FLORIDA
SHERIFF

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED SEPTEMBER 30, 2025



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LEE COUNTY, FLORIDA
SHERIFF
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INDEPENDENT AUDITORS' REPORT

Honorable Carmine Marceno
Sheriff
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of each major fund and the aggregate remaining fund information of the Lee County, Florida Sheriff (the Sheriff), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Sheriff'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 each major fund and the aggregate remaining fund information of the Sheriff as of September 30, 2025, and the respective changes in financial position, and where applicable, cash flows thereof, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Sheriff 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 opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements of the Sheriff referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the financial statements are intended to present the financial position, the changes in financial position, and, where applicable, cash flows of only that portion of each major fund and the aggregate remaining fund information of Lee County, Florida that is attributable to the transactions of the Sheriff. They do not purport to, and do not, present fairly the financial position of Lee County, Florida as of September 30, 2025, the changes in financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

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Emphasis of Matter – Change in Accounting Principle

As discussed in Note 17 to the financial statements, the Sheriff implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, effective for the fiscal year ended September 30, 2025. GASB 101 requires liabilities to be recognized for leave attributable to services already rendered, that accumulates and is more likely than not to be used or otherwise paid or settled. Our opinions are not modified with respect to this matter.

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 the financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' 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 auditors' report that includes our opinions. 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 Sheriff'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.

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.

Honorable Carmine Marceno
Sheriff
Lee County, Florida

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Changes in Total OPEB Liability and Related Ratios be presented to supplement the 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.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 22, 2026, on our consideration of the Sheriff'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 Sheriff's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Sheriff's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 22, 2026

FINANCIAL STATEMENTS

LEE COUNTY, FLORIDA
SHERIFF
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Grants Fund	Off-Duty Detail Fund	Canteen Fund	Forfeitures Fund	Total
ASSETS						
Cash	$ 23,320,630	$ 287,961	$ -	$ 728,400	$ 561,723	$ 24,898,714
Receivables	42,390	681,090	276,208	383,846	-	1,383,534
Due from Other Funds	134,064	-	-	38	-	134,102
Due from Lee County, Florida, Board of County Commissioners	-	21,247	20,327	-	-	41,574
Due from Other Governmental Units	-	305,182	-	-	-	305,182
Total Assets	$ 23,497,084	$ 1,295,480	$ 296,535	$ 1,112,284	$ 561,723	$ 26,763,106
LIABILITIES AND FUND BALANCE						
LIABILITIES						
Contracts, Claims, and Accounts Payable	$ 10,299,607	$ 71	$ -	$ 94,933	$ -	$ 10,394,611
Accrued Liabilities	9,802,080	-	162,471	-	-	9,964,551
Due to Other Funds	38	-	134,064	-	-	134,102
Due to Other Governmental Units	-	-	-	-	5,000	5,000
Due to Lee County, Florida, Board of County Commissioners	3,105,497	-	-	-	556,723	3,662,220
Due to Individuals	289,862	-	-	-	-	289,862
Unearned Revenue	-	599,670	-	-	-	599,670
Total Liabilities	23,497,084	599,741	296,535	94,933	561,723	25,050,016
FUND BALANCE						
Restricted for:						
Inmate Welfare	-	-	-	1,017,351	-	1,017,351
Public Safety	-	695,739	-	-	-	695,739
Unassigned	-	-	-	-	-	-
Total Fund Balance	-	695,739	-	1,017,351	-	1,713,090
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	$ 23,497,084	$ 1,295,480	$ 296,535	$ 1,112,284	$ 561,723	$ 26,763,106

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SHERIFF
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Grants Fund	Off-Duty Detail Fund	Canteen Fund	Forfeitures Fund	Total
REVENUES						
Intergovernmental	$ 23,197	$ 17,025,250	$ -	$ -	$ 45,654	$ 17,094,101
Charges for Services	1,761,881	88,452	4,965,669	3,904,616	-	10,720,618
Investment Earnings	1,045,432	-	-	-	-	1,045,432
Miscellaneous Revenues	-	12,913	-	-	-	12,913
Total Revenues	2,830,510	17,126,615	4,965,669	3,904,616	45,654	28,873,064
EXPENDITURES						
General Government	14,354,399	-	-	-	-	14,354,399
Public Safety	297,316,122	14,613,287	4,830,935	3,737,108	45,654	320,543,106
Debt Service:						
Principal	4,919,502	-	-	-	-	4,919,502
Interest and Fiscal Charges	519,554	-	-	-	-	519,554
Capital Outlay	18,013,363	2,672,363	134,734	5,471	-	20,825,931
Total Expenditures	335,122,940	17,285,650	4,965,669	3,742,579	45,654	361,162,492
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(332,292,430)	(159,035)	-	162,037	-	(332,289,428)
OTHER FINANCING SOURCES (USES)						
Proceeds from Sale of Capital Assets	2,132,068	-	-	-	-	2,132,068
Subscription-Based Information Technology Arrangements	1,898,787	-	-	-	-	1,898,787
Finance Purchase Obligations	5,762,372					5,762,372
Lee County, Florida, Board of County Commissioners Appropriations	325,501,148	850,000	-	-	-	326,351,148
Distribution of Excess Appropriations to the Lee County, Florida, Board of County Commissioners	(3,001,945)	-	-	-	-	(3,001,945)
Transfers Out to Lee County, Florida, Board of County Commissioners	-	(240,738)	-	-	-	(240,738)
Total Other Financing Sources (Uses)	332,292,430	609,262	-	-	-	332,901,692
NET CHANGE IN FUND BALANCE	-	450,227	-	162,037	-	612,264
Fund Balance - Beginning of Year	-	245,512	-	855,314	-	1,100,826
FUND BALANCE - END OF YEAR	$ -	$ 695,739	$ -	$ 1,017,351	$ -	$ 1,713,090

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SHERIFF
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND (NON-GAAP BUDGETARY BASIS)
YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance with Final
	Original	Final	Actual	Budget
REVENUES				
Intergovernmental	$ -	$ 23,197	$ 23,197	$ -
Charges for Services	-	1,761,881	1,761,881	-
Investment Earnings	-	1,045,432	1,045,432	-
Total Revenues	-	2,830,510	2,830,510	-
EXPENDITURES				
General Government:				
Personnel Services	14,992,509	14,138,083	14,125,523	(12,560)
Operating	278,121	235,179	228,876	(6,303)
Public Safety:				
Personnel Services	237,548,044	237,047,862	236,512,453	(535,409)
Operating	59,508,679	64,352,868	60,803,669	(3,549,199)
Debt Service	746,353	3,197,990	5,439,056	2,241,066
Capital Outlay	700,000	10,446,312	10,352,204	(94,108)
Total Expenditures	313,773,706	329,418,294	327,461,781	(1,956,513)
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(313,773,706)	(326,587,784)	(324,631,271)	1,956,513
OTHER FINANCING SOURCES (USES)				
Proceeds from Sale of Capital Assets	-	2,132,068	2,132,068	-
Lee County, Florida, Board of County Commissioners Appropriations	313,773,706	325,501,148	325,501,148	-
Distribution of Excess Appropriations to the Lee County, Florida, Board of County Commissioners	-	(1,045,432)	(3,001,945)	(1,956,513)
Total Other Financing Sources (Uses)	313,773,706	326,587,784	324,631,271	(1,956,513)
NET CHANGES IN FUND BALANCE	-	-	-	-
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -	$ -

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SHERIFF
STATEMENT OF NET POSITION – INTERNAL SERVICE FUND
SEPTEMBER 30, 2025

ASSETS	
Current Assets:	
Cash	$ 26,104,559
Total Current Assets	26,104,559
Noncurrent Assets:	
Right-to-Use Asset, Net	784,436
Total Noncurrent Assets	784,436
Total Assets	26,888,995
LIABILITIES	
Current Liabilities:	
Accounts Payable	160,727
Self-Insurance Claims Payable	3,169,792
Lease Liability	75,385
Total Current Liabilities	3,405,904
Noncurrent Liabilities:	
Lease Liability, Net of Current Portion	796,339
Total Noncurrent Liabilities	796,339
Total Liabilities	4,202,243
NET POSITION	
Unrestricted	22,686,752
Total Net Position	$ 22,686,752

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SHERIFF
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION – INTERNAL SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025

OPERATING REVENUES	
Charges for Services	$ 49,381,144
OPERATING EXPENSES	
Claims and Claims Expenses	39,239,917
Reinsurance Premiums	3,882,645
Contractual Services and Expense	1,556,540
Operating Expenses	96,402
Medical, Pharmacy Supplies/Dispensing	201,172
Administrative and Other Expenses	1,493,813
Amortization	97,044
Total Operating Expenses	46,567,533
OPERATING INCOME	2,813,611
NONOPERATING REVENUES (EXPENSES)	
Interest Income	500,793
Interest Expense	(39,992)
Total Nonoperating Revenues (Expenses)	460,801
CHANGE IN NET POSITION	3,274,412
Net Position - Beginning of Year	19,412,340
NET POSITION - END OF YEAR	$ 22,686,752

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SHERIFF
STATEMENT OF CASH FLOWS – INTERNAL SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Payments for Claims and Claim-Related Services	$ (39,290,686)
Cash Payments for Reinsurance Premiums	(3,882,645)
Cash Payments for Administrative Services and Supplies	(1,493,813)
Cash Paid for Contractual Services, Operating Supplies, and Expenses	(1,854,115)
Cash Received from Other Funds for Services	49,381,144
Net Cash Provided by Operating Activities	2,859,885
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Principal Payments on Leases	(67,915)
Interest Payments on Leases	(39,992)
Net Cash Used by Capital and Related Financing Activities	(107,907)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Income and Other	500,793
Net Cash Provided by Investing Activities	500,793
NET INCREASE IN CASH AND CASH EQUIVALENTS	3,252,771
Cash and Cash Equivalents - Beginning of Year	22,851,788
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 26,104,559
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating Income	$ 2,813,611
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Amortization Expense	97,044
Decrease in Self-Insurance Claims Payable	(40,464)
Decrease in Accounts Payable	(10,306)
Net Cash Provided by Operating Activities	$ 2,859,885

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Lee County, Florida Sheriff (the Sheriff) is an elected constitutional officer as provided for by the Constitution of the State of Florida. Pursuant to Chapter 129, *Florida Statutes,* the Sheriff's budget is submitted to the Lee County, Florida Board of County Commissioners (Board) for approval. The Sheriff is the chief law enforcement officer of Lee County, Florida (County) and is responsible also for operating the County's corrections and detention facilities.

Measurement Focus, Basis of Accounting, and Basis of Presentation

The financial statements include the general fund, special revenue funds and the proprietary fund (Internal Service Fund) of the Sheriff's office. The accompanying financial statements were prepared for the purpose of complying with Section 218.39(2), *Florida Statute*s, and Section 10.550, *Rules of the Auditor General – Local Governmental Entity Audits*, which allows the Sheriff to only present fund financial statements. These financial statements present only the portion of the funds of Lee County, Florida that are attributable to the Sheriff. They are not intended to present fairly the financial position and results of operations of Lee County, Florida in conformity with accounting principles generally accepted in the United States of America. There are no separate legal entities (component units) for which the Sheriff is financially accountable.

Chapter 10.550, *Rules of the Auditor General – Local Governmental Entity Audits*, requires the Sheriff to only present fund financial statements. Accordingly, due to the omission of government-wide financial statements and related disclosures, including management's discussion and analysis, these financial statements do not constitute a complete presentation of the financial position of the Sheriff as of September 30, 2025 and the changes in its financial position and its cash flows, where applicable, for the year then ended, in conformity with Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, but otherwise constitute financial statements prepared in conformity with accounting principles generally accepted in the United States of America.

As a result of the budgetary oversight by the Board and the financial dependency on the Board, the financial activities of the Sheriff are included in the County's Annual Comprehensive Financial Report.

Transfers to the Sheriff's general fund are provided by appropriations from the Board pursuant to Florida Statutes. Estimated receipts and budgeted fund balances must equal appropriations. The Sheriff is required to refund to the Board all excess appropriations, annually; therefore, no unappropriated general fund balance is carried forward.

The fund financial statements report detailed information about the Sheriff. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental Funds

Governmental funds are accounted for using the flow of current financial resources measurement focus. Only current assets and current liabilities, generally, are included on the balance sheet. Operating statements for these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets.

The modified accrual basis of accounting is used by governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become measurable and available to finance current liabilities of the fiscal year). For this purpose, the Sheriff considers revenues to be available if they are collected within 60 days after year-end with the exception of grants, which have a period of availability of one year. Grants are recognized as revenue as soon as all eligibility requirements have been met. Expenditures are recorded when the related fund liability is incurred, except for compensated absences and debt, which are recognized as expenditures to the extent they have matured.

Substantially all the Sheriff's revenue is appropriated by the Board. In applying the susceptible to accrual concept to intergovernmental revenue, there are essentially two types of revenue. In one, money must be expended on the specific purpose or project before any amounts will be paid to the Sheriff; therefore, revenue is recognized based upon expenditures incurred. In the other, money is virtually unrestricted and is revocable only for failure to comply with prescribed compliance requirements. These resources are reflected as revenue at the time of receipt, earlier if the "susceptible to accrual" criterion is met.

Other revenue is recognized as earned and becomes measurable and available to pay liabilities of the current period.

Florida Statutes provide that the amount by which revenues and transfers exceed annual expenditures be remitted to the Board immediately following the fiscal year for which the funding was provided or following the fiscal year during which other revenues were recognized. The amount of this distribution is recorded as a liability and as another financing use in the accompanying financial statements.

Capital outlays expended in the governmental fund operations are capitalized in the basic financial statements of the County rather than in the financial statements of the Sheriff.

The Sheriff has five major governmental funds:

General Fund – This fund is used to account for the general operations of the Sheriff and includes all transactions which are not accounted for in another fund.

Grants Fund – This fund is used to account for grants, donations, and miscellaneous revenues from other agencies intended to be used for specific purposes.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental Funds (Continued)

Off-Duty Detail Fund – This fund is used to account for the contracted use of off-duty deputies. This fund bills for the services performed and pays the respective deputies and related operating and capital costs.

Canteen Fund – This fund is used to account for the financial activity of the Sheriff's canteen specific revenue sources that are legally restricted to specific purposes – inmate welfare.

Forfeitures Fund – This fund is used to account for the activities of the federal and local forfeiture funds. The federal forfeiture fund accounts for monies seized under federal laws and used in accordance with the U.S. Departments of Treasury and Justice guidelines. The local forfeiture fund accounts for monies seized locally.

Proprietary Fund

Internal Service Fund – This fund is used to account for the health, life, dental, and prescription insurance services provided to employees and dependents as well as retirees of the Sheriff on a cost-reimbursement basis. This fund also includes a health clinic which is funded utilizing a cost projection estimate. Proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods. The operating revenues of the Sheriff consist of $49,381,144. Operating expenses include $46,567,533. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Cash

Cash includes cash on hand and demand deposits held by a financial institution (a qualified public depository).

For the purpose of the statement of cash flows, the Sheriff considers all highly liquid investments with a maturity of three months or less when purchased, to be cash equivalents.

Unearned Revenue

The Sheriff receives grant awards from various federal, state, and local agencies/individuals. These awards are recorded as unearned revenue until amounts have been earned or expended.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Compensated Absences

Employees of the Sheriff accumulate annual leave including sick and vacation time based on their number of years of continuous service. Upon termination of employment, employees can receive payment for accumulated leave if they meet certain criteria. Included in compensated absences are amounts for the related employment taxes that would be due upon termination of employees.

Compensated absences consist of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has not been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave. Accordingly, the liability for compensated absences is not reported in the governmental funds but rather is reported in the basic financial statements for the County.

Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net assets that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until then. In governmental funds, revenues not received within sixty days of year-end are deferred until collected as they do not meet the availability criteria.

Use of Estimates

The preparation of these financial statements, in accordance with generally accepted accounting principles in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Fund Balance Reporting and Governmental Fund Type Definitions

Fund balances are classified either as nonspendable or as spendable. Spendable fund balances are further classified in a hierarchy based on the extent to which there are external and/or internal constraints in how fund balance amounts may be spent.

Nonspendable fund balances include amounts that cannot be spent because they are not in spendable form or are legally or contractually required to be maintained intact. The Sheriff did not have any nonspendable fund balances as of September 30, 2025.

Spendable fund balances are classified based on a hierarchy of the Sheriff's ability to control the spending of these fund balances and are reported in the following categories: restricted, committed, assigned, and unassigned. The Sheriff's fund balances for the Grant Special Revenue Fund, and Canteen Fund fall into this category.

Fund balance maintained in the Grants Fund and Canteen Fund are constrained for specific purposes that are externally imposed by donors, grantors, laws, or regulations or imposed by law through constitutional provisions or enabling legislation and reported as restricted fund balance.

NOTE 2 BUDGETARY PROCESS

Florida Statues 30.49 govern the preparation, adoption, and administration of the Sheriff's annual budget. The Sheriff prepares a budget for the general fund and submits it to the Board for approval. The budget is prepared on a basis consistent with accounting principles generally accepted in the United States of America, except that the proceeds from leases and the related capital outlay are not budgeted and certain expenditures for long-term projects which are reimbursed by the Board are also not budgeted. Any subsequent amendments to the budget must be approved by the Board. The annual budget serves as the legal authorization for expenditures.

Expenditures may not legally exceed appropriations at the fund level. Appropriations lapse at year-end. Budgetary control is maintained at the departmental major object expenditure level. Budgetary changes within the major object expenditure categories are made at the discretion of the Sheriff.

The Sheriff's general fund is the only major fund with a legally adopted budget and the only fund required to have a legally adopted budget.

The original budget is the first complete appropriated budget. The final budget is the original budget adjusted by all reserves, transfers, allocations, supplemental appropriations, and other legally authorized changes applicable to the fiscal year, whenever legally authorized.

NOTE 3 DIFFERENCE BETWEEN BUDGETED AND ACTUAL RESULTS

Transactions related to leases, subscription based information technology agreements (SBITAs) and finance purchase obligations are not budgeted. Budgets are adopted on a basis consistent with GAAP except as follows:

General Fund

	Revenues	Expenditures	Other Financing Sources (Uses)
Total Budgetary Basis (Non-GAAP)	2,830,510	327,461,781	324,631,271
Not Budgeted			
Subscription-Based Information Technology Transactions Not Budgeted	-	1,898,787	1,898,787
Finance Purchase Obligations Transactions Not Budgeted	-	5,762,372	5,762,372
Total GAAP Basis	$ 2,830,510	$ 335,122,940	$ 332,292,430

NOTE 4 CASH

At September 30, 2025, the carrying value of the Sheriff's cash was as follows:

Type	Carrying Value	Credit Rating
Cash on Hand	$ 2,100	N/A
Demand Deposits	51,001,173	N/A
Total Cash	$ 51,003,273	

Custodial Credit Risk

At September 30, 2025, the Sheriff's demand deposits were entirely covered by Federal Depository Insurance or by collateral pledged with the state Treasurer pursuant to Chapter 280, *Florida Statutes.* Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the government entity for the loss.

Credit Risk

The Sheriff's policy is to follow the guidance in Section 219.075, Florida Statutes regarding the deposit of funds received and the investment of surplus funds. Sections 219.075 and 218.415, Florida Statutes, authorize the Sheriff to invest in the Local Government Surplus Funds Trust Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; direct obligations of the United States Treasury; federal agencies and instrumentalities; or interest-bearing time deposits or savings accounts in banks organized under the laws of the state of Florida, national banks organized under the laws of the United States and doing business and situated in the state of Florida, savings and loan associations which are under State supervision, or in federal savings and loan associations located in the state of Florida and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

Interest Rate Risk

The Sheriff's policy allows investments in individual certificates of deposit having staggered maturities and no maturity exceeding one year. The Sheriff had no such investments as of September 30, 2025 or during the year ended September 30, 2025.

NOTE 5 RECEIVABLES

At September 30, 2025, receivables reported in the Sheriff's governmental funds consisted of the following:

	General Fund	Grants Fund	Off-Duty Detail Fund	Canteen Fund	Forfeitures Fund	Total
Accounts Receivable	$ 42,390	$ 681,090	$ 276,208	$ 383,846	$ -	$ 1,383,534
Due from Other Funds	134,064	-	-	38	-	134,102
Due from Lee County, Florida, Board of County Commissioners	-	21,247	20,327	-	-	41,574
Due from Other Governmental Units	-	305,182	-	-	-	305,182
	$ 176,454	$ 1,007,519	$ 296,535	$ 383,884	$ -	$ 1,864,392

NOTE 6 CAPITAL ASSETS

Capital assets used by the Sheriff are capitalized in the basic financial statements of the County rather than in the governmental funds of the Sheriff, except as noted below for right-to-use leased assets reported in the Sheriff's internal service fund. Upon acquisition, such assets are recorded as expenditures in the governmental funds of the Sheriff and are capitalized at cost in the basic financial statements of the County. Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their acquisition value on the date received. The Sheriff maintains custodial responsibility for the capital assets used by the office. No depreciation expense has been provided on capital assets in these financial statements. However, depreciation expense for these assets is recorded in the basic financial statements of the County.

NOTE 6 CAPITAL ASSETS (CONTINUED)

The following is a summary of changes in capital assets which are reported in the basic financial statements of the County:

	Balance October 1, 2024	Additions Adjustments	Deletions	Balance September 30, 2025
Capital Assets Not Being Depreciated:				
Construction in Progress	$ 526,256	$ 57,658	$ (526,256)	$ 57,658
Total Capital Assets Not Being Depreciated	526,256	57,658	(526,256)	57,658
Capital Assets Depreciated:				
Machinery and Equipment	106,844,343	19,668,916	(4,912,618)	121,600,641
Right-to-Use Leased Building	2,004,018	-	(131,636)	1,872,382
Right-to-Use Leased Equipment	484,726	-	-	484,726
Right-to-Use Subscription-Based Information Technology Arrangement	2,742,184	1,898,787	-	4,640,971
Total Capital Assets Depreciated	112,075,271	21,567,703	(5,044,254)	128,598,720
Less: Accumulated Depreciation and Amortization				
Machinery and Equipment	(57,708,207)	(13,209,738)	3,211,904	(67,706,041)
Right-to-Use Leased Building	(365,394)	(291,712)	131,636	(525,470)
Right-to-Use Leased Equipment	(71,725)	(84,000)	-	(155,725)
Right-to-Use Subscription-Based Information Technology Arrangement	(608,610)	(1,222,028)	-	(1,830,638)
Total Accumulated Depreciation and Amortization	(58,753,936)	(14,807,478)	3,343,540	(70,217,874)
Total Depreciable Capital Assets, Net	53,321,335	6,760,225	(1,700,714)	58,380,846
Total Capital Assets, Net	$ 53,847,591	$ 6,817,883	$ (2,226,970)	$ 58,438,504

NOTE 6 CAPITAL ASSETS (CONTINUED)

The following is a summary of changes in capital assets from the table above which are reported in Sheriff's basic financial statements in the internal service fund:

	Balance October 1, 2024	Additions Adjustments	Deletions	Balance September 30, 2025
Internal Service Fund:				
Capital Assets Amortized:				
Right-to-Use Leased Building	$ 1,111,411	$ -	$ -	$ 1,111,411
Total Capital Assets Amortized	1,111,411	-	-	1,111,411
Less: Accumulated Amortization				
Right-to-Use Leased Building	(229,932)	(97,043)	-	(326,975)
Total Accumulated Amortization	(229,932)	(97,043)	-	(326,975)
Total Depreciable Capital Assets, Net	881,479	(97,043)	-	784,436
Total Internal Service Fund Capital Assets, Net	$ 881,479	$ (97,043)	$ -	$ 784,436

NOTE 7 LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term liabilities, which are reported in the basic financial statements of Lee County, Florida:

	Balance October 1, 2024		Additions		Retirements/ Adjustments	Balance September 30, 2025	Due in One Year
Governmental Activities							
Financed Purchase Obligations	$ 9,608,775		$ 5,762,372		$ (2,875,430)	$ 12,495,717	$ 2,781,041
Compensated Absences	25,063,178	*	1,650,032	**	-	26,713,210	13,356,605
Leases Payable	2,981,170		-		(1,266,311)	1,714,859	341,613
Subscription-Based Information Technology Arrangements Payable	2,957,272		1,898,787		(1,717,400)	3,138,659	1,306,411
Total	$ 40,610,395		$ 9,311,191		$ (5,859,141)	$ 44,062,445	$ 17,785,670
Business-Type Activities							
Right-of-Use Lease Payable	$ 939,639		$ -		$ (67,915)	$ 871,724	$ 75,385
Total	$ 939,639		$ -		$ (67,915)	$ 871,724	$ 75,385

* The Compensated Absences beginning balance is restated as a result of the implementation of GASB 101.

** The change in compensated absences is reported as a net increase for the year.

Of these liabilities, $2,781,041 of financed purchase obligations, $416,998 of leases payable, $1,306,411 of subscription-based information technology arrangements payable, and approximately 50% of compensated absences is expected to be paid during the fiscal year ending September 30, 2026. These long-term liabilities are not reported in the financial statements of the Sheriff since they have not matured.

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

The following is a summary of the financed purchase obligations at September 30, 2025:

Description	Amount
$2,714,698 financed purchase obligation for the purchase of equipment of $12,643,649. The purchase agreement is payable in seven (7) annual payments of $1,408,870, including interest at a fixed rate of 2.52% beginning November 1, 2020. Final payment due on November 1, 2026.	$ 2,714,698
$5,055,503 financed purchase obligation for the purchase of equipment of $6,097,924. The purchase agreement is payable in ten (10) annual payments of $746,353, including interest at a fixed rate of 3.85% beginning January 5, 2024. Final payment due on January 5, 2033.	5,055,503
$3,394,139 financed purchase obligation for the purchase of equipment of $3,959,829. The purchase agreement is payable in seven (7) interest-free annual payments of $565,690 beginning October 1, 2024. Final payment due on October 1, 2030.	3,394,139
$325,467 financed purchase obligation for the purchase of equipment of $406,834. The purchase agreement is payable in five (5) interest-free annual payments of $81,367 beginning October 1, 2024. Final payment due on October 1, 2028.	325,467
$1,005,910 financed purchase obligation for the purchase of equipment of $1,467,010. The purchase agreement is payable in five (5) annual payments of $267,825, including interest at a fixed rate of 2.57% beginning October 1, 2024. Final payment due on October 1, 2028.	1,005,910
Total	$ 12,495,717

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

The annual debt service requirements at September 30, 2025 for financed purchase obligations were as follows:

Fiscal Year	Financed Purchase Obligation		
	Total	Total	Total
Year Ending September 30,	Principal	Interest	Payments
2026	$ 2,781,041	$ 289,063	$ 3,070,104
2027	2,842,290	227,815	3,070,105
2028	1,496,497	164,738	1,661,235
2029	1,525,958	135,277	1,661,235
2030	1,207,278	104,765	1,312,043
2031-2033	2,642,653	162,097	2,804,750
Total	$ 12,495,717	$ 1,083,755	$ 13,579,472

NOTE 8 LEASES

The Sheriff leases assets that meet the definition of a lease under GASB Statement No. 87, *Leases*. Except as noted below for the leases reported with these financial statements in the Sheriff's internal service fund, detailed information about the Sheriff's leases can be found in the Lee County, Florida financial statements.

Governmental Funds Lease Activity

Leases entered into by the Sheriff are included as other financing sources and capital outlay expenditures in the statement of revenues, expenditures, and changes in fund balance in the year of inception. Payments made in accordance with lease terms are reported as debt service expenditures in the statement of revenues, expenditures, and changes in fund balance as they are incurred.

During the year ended September 30, 2025, the Sheriff's payment of principal on leases totaled $326,671.

Internal Service Fund Lease Activity

The following is a summary of the long-term right-to-use lease obligations reported in the Sheriff's internal service fund at September 30, 2025:

Description	Amount
Lease payable for the use of a building in the amount of $1,111,411. The lease agreement is payable monthly in 144 monthly payments of $6,990, increasing 4% to $7,271 on October 1, 2023, at an interest rate of 4.4%. Final payment due on September 1, 2033.	$ 871,724
Total	$ 871,724

NOTE 8 LEASES (CONTINUED)

The future minimum lease payments under lease agreements are as follows:

Fiscal Year	Right-of-Use Leases		
Year Ending September 30,	Total Principal	Total Interest	Total Payments
2026	$ 75,385	$ 36,855	$ 112,240
2027	83,377	33,378	116,755
2028	91,915	29,539	121,454
2029	101,025	25,313	126,338
2030	110,730	20,674	131,404
2031-2034	409,292	29,692	438,984
Total	$ 871,724	$ 175,451	$ 1,047,175

NOTE 9 SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The Sheriff has subscription arrangements that meet the definition of a subscription-based information technology arrangement (SBITA) under GASB Statement No. 96 – *Subscription-Based Information Technology Arrangements*. Detailed information about the Sheriff's SBITA agreements can be found in the Lee County, Florida financial statements.

Governmental Funds Subscription Activity

SBITAs entered into by the Sheriff are included as other financing sources and capital outlay expenditures in the statement of revenues, expenditures, and changes in fund balance in the year of inception. Payments made in accordance with SBITA terms are reported as debt service expenditures in the statement of revenues, expenditures, and changes in fund balance as they are incurred.

During the year ended September 30, 2025, the Sheriff entered into two new SBITA agreements with CoverageOne and Microsoft. During the year ended September 30, 2025, the Sheriff's payment of principal on subscriptions totaled $1,717,400.

The future minimum SBITA payments under subscription agreements are as follows:

Fiscal Year	SBITA Agreements		
Year Ending September 30,	Total Principal	Total Interest	Total Payments
2026	$ 1,306,411	$ 142,638	$ 1,449,049
2027	1,149,380	83,218	1,232,598
2028	629,347	30,791	660,138
2029	53,521	2,478	55,999
Total	$ 3,138,659	$ 259,125	$ 3,397,784

NOTE 10 PENSION PLANS

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Sheriff are eligible to enroll as members of the State administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans (FRS Plan and HIS) and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Website (www.dms.myflorida.com).

Florida Retirement System Pension Plan (FRS Plan)

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected Officials Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class (SMSC)* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.
- *Renewed Membership Class* – Members who retired from July 1, 1991 through June 30, 2010 and are reemployed in a regularly established position with a covered employer, upon vesting again, are eligible for an additional retirement benefit based on service as a renewed member. Retirees of the FRS Investment Plan who are employed on or after July 1, 2017 are eligible for renewed membership in the Investment Plan.

NOTE 10 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan) (Continued)

Plan Description (Continued)

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to 4 years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Pension Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 8 years after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the 5 highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

NOTE 10 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan) (Continued)

Benefits Provided (Continued)

Detailed information about the Sheriff's proportionate share of FRS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Retiree Health Insurance Subsidy Program (HIS)

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Detailed information about the Sheriff's proportionate share of HIS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Defined Contribution Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

NOTE 10 PENSION PLANS (CONTINUED)

Defined Contribution Plan (Continued)

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. The Sheriff employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected Officials, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts; and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2025, the information for the amount of forfeitures was unavailable from the Florida SBA; however, management believes that these amounts, if any, would be immaterial to the Sheriff.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lumpsum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

The Sheriff's contributions, excluding employee contributions, to the defined-contribution pension plan totaled $42,689,989 for the year ended September 30, 2025, including HIS plan contributions. The Sheriff contributed 100% of the required contributions.

NOTE 11 OTHER POSTEMPLOYMENT BENEFITS

Defined Contribution Plan

The Sheriff follows the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for its other postemployment benefits (OPEB). The liability, expense, deferred outflows of resources and deferred inflows of resources for OPEB, calculated in accordance with GASB Statement No. 75, are reported in the financial statements of the County.

Plan Description

The Sheriff provides postretirement health care benefits in accordance with Section 112.0801, Florida Statutes to all employees who retire from the Sheriff. Retiring employees having 10 years creditable service with the Sheriff and having participated in the Florida Retirement System for 15 years meet the eligibility requirements. At September 30, 2024 measurement date, 610 retirees meet the eligibility requirements. The Lee County Sheriff pays 75% of the premium cost for the qualified retiree and 50% of the premium costs for dependents of a qualified retiree to participate in the Self-Insurance Benefit Plan.

The Sheriff also pays an additional 5% of the premium cost for each year of creditable service over 15 years up to 100% of the premium cost. Expenditures for postretirement health care benefit cannot be reasonably estimated, as the claim information is estimated without separating the retirees from the active employees.

When a member retires from the Lee County Sheriff's Office after a minimum of 10 years of service but before reaching retirement age, and has participated in the Florida Retirement System (FRS) for at least fifteen (15) years, the member may pay for their health insurance coverage as well as their dependent's health insurance costs until they begin to receive retirement benefits under the Florida Retirement System. The Lee County Sheriff's Office shall begin to pay a percentage of the employee's health insurance costs when they begin to receive such retirement benefits. The Lee County Sheriff's Office shall verify this date through the Division of Retirement of the Department of Management Services. The Lee County Sheriff's Office shall base the percentage of a retiree's health insurance costs it will pay upon the number of years of creditable service that the retiree has accumulated in the Florida Retirement System.

To be eligible for this benefit, a retiree must have served with the Lee County Sheriff's Office for the 10 years immediately preceding retirement. A retiree may apply up to five years of creditable FRS service earned with another FRS employer toward the 15-year service requirement. Individuals hired on or after October 1, 2009, are not eligible to apply prior FRS service toward employer-paid major medical insurance benefits. All claimed FRS service shall be verified by the Lee County Sheriff's Office. The Lee County Sheriff's Office shall pay 100 percent of the insurance premium and 50 percent of the dependent health insurance premium only when the retiree has completing 20 years of service. Retirees who receive benefits without completing 20 years of service may elect to pay the full cost of dependent health insurance.

NOTE 11 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Participant Data

At the September 30, 2024 measurement date, the Sheriff's plan participation consisted of:

Active employees	1,692
Inactive employees or beneficiaries currently receiving benefit payments	610

Funding Policy

The Sheriff has the authority to establish and amend the funding policy. The OPEB plan is currently being funded on a pay as you go basis. No trust fund has been established for the plan.

Total OPEB Liability

The Sheriff's OPEB liability of $282,282,254 was measured as of September 30, 2024 and was determined by an actuarial valuation as of September 30, 2024. The following table shows the changes in the Sheriff's total OPEB liability for the year ended September 30, 2025, as of the measurement date of September 30, 2024.

	Liability
Balance, as of October 1, 2023	$ 213,718,584
Changes:	
Service Cost	3,816,248
Interest	9,906,030
Changes in Benefit Terms	-
Differenced Between Expected and Actual Experience	9,005,848
Changes in Assumptions or Other Inputs	52,998,941
Benefit Payments	(7,163,397)
Net Changes	68,563,670
Balance, as of September 30, 2024	$ 282,282,254

The following presents the total OPEB liability of the Sheriff, as well as what the Sheriff's total OPEB liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease 2.81%	Discount Rate 3.81%	1% Increase 4.81%
Total OPEB Liability	$ 326,577,924	$ 282,282,254	$ 245,810,537

The following presents the total OPEB liability of the Sheriff, as well as what the Sheriff's total OPEB liability would be if it were calculated using health care cost trend rates that are 1% point lower or 1% point higher than the current health care cost trends.

	Health Care Rate Sensitivity		
	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Total OPEB Liability	$ 237,641,442	$ 282,282,254	$ 339,270,237

NOTE 11 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Deferred Outflows and Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the Sheriff's OPEB expense was $8,212,517. In addition, the Sheriff reported deferred outflow of resources and deferred inflow of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	$ 30,433,130	$ -
Changes in Assumptions and Other Inputs	81,930,725	133,877,797
Benefits Paid Subsequent to the Measurement Date	8,703,530	-
Total	$ 121,067,385	$ 133,877,797

$8,703,530 reported as deferred outflows of resources related to OPEB resulting from the Sheriff's benefit payments subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ended September 30, 2025. Amounts reported as deferred inflows of resources and deferred outflows of resources as an increase/decrease to OPEB expense will be recognized as follows:

Year Ending September 30,	Net Deferred (In) Outflows of Resources
2026	$ (5,509,761)
2027	(6,717,972)
2028	(7,618,731)
2029	(5,335,940)
2030	(2,262,837)
Thereafter	5,931,299
Total	$ (21,513,942)

Actuarial Methods and Assumptions

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the health care cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Calculations for financial reporting purposes are based on the benefits provided under terms of the plan as understood by the employer and the plan members in effect at the time of each valuation and on the pattern of sharing of costs between the employer and plan members in the future. Actuarial calculations reflect a long-term perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

NOTE 11 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Actuarial Methods and Assumptions (Continued)

The actuarial methods are:

Actuarial cost method	Entry Age Normal

The actuarial assumptions are:

Discount rate	3.81% (Based on 20-year AA municipal bond rate)
Health care cost trend rate	Based on the Getzen Model, with trend starting at 6.50% for 2025 followed by 6.25% for 2026 and gradually decreasing to an ultimate trend rate of 4.00%.
Inflation	2.50%
Salary increases	3.4% - 8.2%, including inflation

Mortality rates were based on the Pub 2010 mortality tables published by the Society of Actuaries with generational mortality improvements using Scale MP-2018.

The following changes have been made since the prior year valuation:

- The discount rate was changed from 4.63% to 3.81%
- Per capita costs and premiums were updated based on information provided for this valuation
- The healthcare cost trend assumption was updated

NOTE 12 RISK MANAGEMENT

The Sheriff participates in the Florida Sheriff's Association (the Association) insurance program. The Association maintains a self-insurance program to administer insurance activities relating to property, general, automobile, public official's liability, workers' compensation, and auto physical damage. The Association absorbs losses related to these programs up to an aggregate annual limit. Excess and other specific coverages are purchased from third-party carriers. The Sheriff participates in the Association's self-insurance program for general, automobile, automobile physical damage, public official's liability, and workers' compensation. The Sheriff cannot be additionally assessed for claims paid by the program. For the fiscal year ended September 30, 2025, the Sheriff paid premiums of $9,232,195 to the Association's insurance program.

NOTE 12 RISK MANAGEMENT (CONTINUED)

The Sheriff has a self-insurance plan (the Plan) for its in-house medical clinic, group health, life, prescription, and dental coverage provided to employees and their dependents as well as retirees. The Sheriff is the plan administrator and a third party acts as the claim administrator. The Plan's activity is recorded in an internal service fund which is reflected within these financial statements. CIGNA serves as the third-party administrator for the Sheriff for this coverage and to operate the employee clinic. As of September 30, 2025, the Plan has an individual participant stop-loss limit of $250,000 and an unlimited aggregate individual stop-loss limit. The Plan then covers losses in excess of this amount. Settled claims have not exceeded the stop-loss coverage in any of the past three years.

The Sheriff's Office uses a Third-Party Administrator (TPA) CIGNA to administer and pay claims for the health plan.

Changes in the balance of estimated self-insurance claims payable for the fiscal years ended September 30 are as follows:

Year Ended	Balance October 1	Additions	Claim Payments	Balance September 30
2025	$ 3,210,197	$ 39,250,897	$ 39,290,686	$ 3,169,792
2024	2,669,581	38,090,422	37,549,806	3,210,197

The Board maintains a self-insurance internal service fund (the Fund) to administer insurance activities relating to group health, life, prescription, dental coverage, property, general liability, automobile and public official's liability, workers' compensation, and auto physical damage. The Sheriff participates in the Board's self-insurance program for property coverage only. As such, the Board paid the Fund $1,731,909 on behalf of the Sheriff for this coverage. The Fund absorbs losses up to a specified amount annually. Excess and other specific coverages are purchased from third party carriers.

NOTE 13 COMMITMENTS AND CONTINGENCIES

Commitments

The Sheriff has agreements with corporations for the provision of inmate medical services and food services at its corrections and detention facilities which is accounted for in the general fund. The contracts are paid 100% by the Sheriff through its annual budget.

The Sheriff entered into an agreement with NaphCare for inmate medical services which commenced on October 1, 2024. The contract for inmate medical services ends on September 30, 2027, is renewable for an additional two (2) year term and is cancellable with 90 days written notice. Monthly service payment to NaphCare is approximately $1,197,000.

NOTE 13 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Commitments (Continued)

The term of the contract for inmate food service commenced on October 1, 2023, and continues for a period of seven (7) years through September 30, 2030. The contract may be renewed for three (3) successive one (1) year periods. The food services are based on a cost per meal per inmate basis, and the future contract commitment is estimated at approximately $3,800,000 per year based on the results of the current year. No liability is recorded in the general fund's statements, as any future commitment will be budgeted and paid from the subsequent year's budget.

For the fiscal year ended September 30, 2025, the Sheriff paid $22,641,148 for inmate medical services and $4,050,217 for food service at its corrections and detention facilities.

The Sheriff also has an agreement with a corporation to arrange for medical staff, including doctors, to be located at a site (clinic) designated by the Sheriff to provide medical services to the employees and their dependents and retirees of the Sheriff which is accounted for in the internal service fund. The agreement was renewed effective in July 1, 2016 for a three-year term that automatically renews thereafter unless it is cancelled with a 120-day written notice. The agreement is automatically renewed unless cancelled in writing. Specific to this contract no liability is recorded in the internal service fund statements, as any future commitment will be budgeted and paid from the subsequent year's budget.

Litigation

The Sheriff is involved from time to time in certain routine litigation, as a plaintiff or defendant, the substance of which, as either liabilities or recoveries in the opinion of management, would not materially affect the financial position of the Sheriff. The Sheriff is not in a position at this time to predict the final outcome of the lawsuits or claims or the amount of costs and/or potential recovery. The Sheriff plans to vigorously contest these matters unless first settled or closed. Results of such claims are covered by the Florida Sheriff's Risk Management Fund described in Note 12.

Grants

The Sheriff is the recipient of grants that are subject to special compliance requirements and audits by the grantor agencies that may result in disallowed expense amounts. These amounts constitute a contingent liability of the Sheriff. The Sheriff does not believe any contingent liabilities to be material to the financial statements.

NOTE 14 DEFERRED COMPENSATION

The Sheriff offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time Sheriff employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to participants or their estate until termination, retirement, death, or unforeseeable emergency. The Sheriff did not make employer contributions during the year ended September 30, 2025.

NOTE 15 INTERFUND BALANCES

Due from and due to other funds at September 30, 2025 were as follows:

	Due From	Due To
General Fund	$ 134,064	$ 38
Off-Duty Detail Fund	-	134,064
Canteen Fund	38	-
Total	$ 134,102	$ 134,102

Interfund receivables and payables generally represent recurring activities between funds.

NOTE 16 AFFILIATED ENTITIES

The Lee County Sheriff's Office is affiliated with Home Front Heroes, Inc. (HFH), a legally separate nonprofit organization. Several employees of the Sheriff's Office serve on the board of HFH. The non-profit organization is dedicated to supporting community initiatives and enhancing public safety through various programs and services. The Sheriff's Office also makes contributions and provides support to the organization. For the year ended September 30, 2025, the Sheriff's Office provided direct financial support to HFH in the amount of $17,500.

NOTE 17 CHANGE IN ACCOUNTING PRINCIPLE

Effective October 1, 2024, the Sheriff implemented GASB Statement No. 101, *Compensated Absences*. This statement updated the recognition and measurement guidance for compensated absences and associated salary related payments and amended certain previously required disclosures. The Sheriff’s liability for compensated absences is not reported in the governmental funds, but rather is reported in the basic financial statements for the County.

REQUIRED SUPPLEMENTARY INFORMATION

LEE COUNTY, FLORIDA
SHERIFF
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS[1]
SEPTEMBER 30, 2025

	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total OPEB Liability, as of Measurement Date, September 30									
Service Cost	$ 3,816,248	$ 3,896,744	$ 8,303,668	$ 7,477,479	$ 9,815,772	$ 7,313,259	$ 9,900,653	$ 10,833,849	$ 8,466,020
Interest	9,906,030	9,430,895	6,032,151	6,206,678	8,527,224	9,372,912	10,022,898	9,023,558	9,205,476
Changes in Benefit Terms	-	157,496	-	-	-	-	-	-	-
Differences between Expected and Actual Experience	9,005,848	-	21,116,830	-	9,583,278	-	4,210,799	-	-
Changes in Assumptions or Other Inputs	52,998,941	(6,887,708)	(85,907,444)	9,059,482	(72,808,506)	51,094,419	(58,471,288)	(22,770,911)	31,575,012
Benefit Payments	(7,163,397)	(6,641,257)	(5,839,648)	(5,495,613)	(5,148,095)	(4,703,447)	(4,737,788)	(4,606,828)	(5,098,879)
Net Change in Total OPEB Liability	68,563,670	(43,830)	(56,294,443)	17,248,026	(50,030,327)	63,077,143	(39,074,726)	(7,520,332)	44,147,629
Total OPEB Liability, Beginning	213,718,584	213,762,414	270,056,857	252,808,831	302,839,158	239,762,015	278,836,741	286,357,073	242,209,444
Total OPEB Liability, Ending	$ 282,282,254	$ 213,718,584	$ 213,762,414	$ 270,056,857	$ 252,808,831	$ 302,839,158	$ 239,762,015	$ 278,836,741	$ 286,357,073
Covered-Employee Payroll	$ 138,361,184	$ 134,502,607	$ 106,362,194	$ 102,360,168	$ 89,930,297	$ 60,396,265	$ 65,943,371	$ 68,225,885	$ 66,951,582
Total OPEB Liability as a Percentage of Covered-Employee Payroll	204.02%	158.90%	200.98%	263.83%	281.12%	501.42%	363.59%	408.70%	427.71%

The OPEB plan does not accumulate assets in a trust for the payment of other postemployment benefits.

Notes to Schedule

Changes in Assumptions:

The discount rate was changed from 4.63% as of the previous measurement date to 3.81%.

ADDITIONAL REPORTS

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Carmine Marceno
Sheriff
Lee County, 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, the financial statements of each major fund and the aggregate remaining fund information of the Lee County, Florida Sheriff (the Sheriff), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Sheriff's basic financial statements, and have issued our report thereon dated April 22, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Sheriff's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Sheriff's internal control. Accordingly, we do not express an opinion on the effectiveness of the Sheriff'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. 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.

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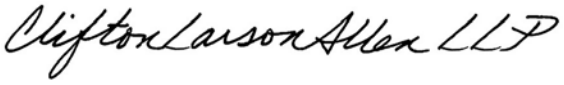
Honorable Carmine Marceno
Sheriff
Lee County, Florida

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Sheriff'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.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 22, 2026

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MANAGEMENT LETTER

Honorable Carmine Marceno
Sheriff
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lee County, Florida Sheriff (the Sheriff), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 22, 2026.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and our Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 in the notes to the financial statements.

Financial Management

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

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Honorable Carmine Marceno
Sheriff
Lee County, Florida

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and the Sheriff and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 22, 2026

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INDEPENDENT ACCOUNTANTS' REPORT

Honorable Carmine Marceno
Sheriff
Lee County, Florida

We have examined the Lee County, Florida Sheriff's (the Sheriff) compliance with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Sheriff's compliance with those specified requirements. Our responsibility is to express an opinion on the Sheriff's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Sheriff complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Sheriff complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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

In our opinion, the Sheriff complied, in all material respects, with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2025.

This report is intended solely for the information and use of the Sheriff and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 22, 2026

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LEE COUNTY, FLORIDA
SUPERVISOR OF ELECTIONS

FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2025



CPAs | CONSULTANTS | WEALTH ADVISORS

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LEE COUNTY, FLORIDA
SUPERVISOR OF ELECTIONS
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INDEPENDENT AUDITORS' REPORT

Honorable Bernie Feliciano
Supervisor of Elections
Lee County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the general fund of the Lee County, Florida, Supervisor of Elections (the Supervisor of Elections), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Supervisor of Elections' 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 general fund of the Supervisor of Elections as of September 30, 2025, and the changes in financial position and the budgetary comparison for the general fund 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Supervisor of Elections 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.

Emphasis of Matter

As discussed in Note 1, the financial statements of the Supervisor of Elections of Lee County referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the Rules, the financial statements are intended to present the financial position and the changes in financial position of only that portion of the general fund of Lee County, Florida that is attributable to the transactions of the Supervisor of Elections. They do not purport to, and do not, present fairly the financial position of Lee County, Florida, as of September 30, 2025, or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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As discussed in Note 1 to the financial statements, the Supervisor of Elections implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, effective for the fiscal year ended September 30, 2025. GASB 101 requires liabilities to be recognized for leave attributable to services already rendered, that accumulates, and is more likely than not to be used or otherwise paid or settled. Our opinion is not modified with respect to this matter.

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.

Auditors' 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 auditors' report that includes our opinions. 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 Supervisor of Election'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.

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.

Honorable Bernie Feliciano
Supervisor of Elections
Lee County, Florida

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements are not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 13, 2026, on our consideration of the Supervisor of Elections' 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 Supervisor of Elections' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Supervisor of Elections' internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

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Fort Myers, Florida
April 13, 2026

LEE COUNTY, FLORIDA
SUPERVISOR OF ELECTIONS
BALANCE SHEET – GENERAL FUND
SEPTEMBER 30, 2025

ASSETS

Cash	$	2,684,466
Accounts Receivable		941
Other Assets		139,804
Total Assets	$	2,825,211

LIABILITIES AND FUND BALANCE

LIABILITIES		
Accounts Payable	$	93,781
Accrued Liabilities		228,735
Due to the Lee County, Florida Board of County Commissioners		2,502,695
Total Liabilities		2,825,211
FUND BALANCE		-
Total Liabilities and Fund Balance	$	2,825,211

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SUPERVISOR OF ELECTIONS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2025

REVENUES	
Charges for Services	$ 87,130
Intergovernmental	11,204
Miscellaneous Revenue	45,088
Total Revenues	143,422
EXPENDITURES	
General Government:	
Personnel Services	6,274,907
Operating Expenditures	3,086,897
Debt Service - Principal	808,293
Debt Service - Interest	61,929
Total Expenditures	10,232,026
Excess of Expenditures Over Revenues	(10,088,604)
OTHER FINANCING SOURCES (USES)	
Lee County, Florida, Board of County Commissioners Appropriations	12,591,299
Distribution of Excess Appropriations to the Lee County, Florida Board of County Commissioners	(2,502,695)
Total Other Financing Sources	10,088,604
NET CHANGE IN FUND BALANCE	-
Fund Balance – Beginning of Year	-
FUND BALANCE - END OF YEAR	$ -

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
SUPERVISOR OF ELECTIONS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND (NON-GAAP BUDGETARY BASIS)
YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance with Final
	Original	Final	Actual	Budget
REVENUES				
Charges for Services	$ -	$ -	$ 87,130	$ 87,130
Intergovernmental	-	-	11,204	11,204
Miscellaneous Revenue	-	-	45,088	45,088
Total Revenues	-	-	143,422	143,422
EXPENDITURES				
General Government:				
Personnel Services	6,626,839	6,626,839	6,274,907	351,932
Operating Expenditures	5,110,952	5,110,952	3,086,897	2,024,055
Capital Outlay	853,508	853,508	-	853,508
Debt Service - Principal	-	-	808,293	(808,293)
Debt Service - Interest	-	-	61,929	(61,929)
Total Expenditures	12,591,299	12,591,299	10,232,026	2,359,273
Excess of Expenditures Over Revenues	(12,591,299)	(12,591,299)	(10,088,604)	2,502,695
OTHER FINANCING SOURCES (USES)				
Transfers In:				
County Commissioners Appropriations	12,591,299	12,591,299	12,591,299	-
Transfers Out:				
Distribution of Excess Appropriations to the Lee County, Florida Board of County Commissioners	-	-	(2,502,695)	(2,502,695)
Total Other Financing Sources	12,591,299	12,591,299	10,088,604	(2,502,695)
Excess of Expenditures and Other Financing Uses Over Revenues and Other Financing Sources	-	-	-	-
Fund Balance – Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ -	$ -	$ -

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The Lee County, Florida Supervisor of Elections (the Supervisor of Elections) is an elected constitutional officer as provided for by the Constitution of the state of Florida. For financial reporting purposes the Supervisor of Elections is deemed to be part of the primary government of Lee County, Florida (the County) and, therefore, is included as such in the County's annual comprehensive financial report (ACFR). Pursuant to Chapter 129.202(1)(a), Florida statutes, the Supervisor of Elections' Board of County Commissioners funded portion of the budget is submitted to the Lee County, Florida Board of County Commissioners (the Board) for approval.

Measurement Focus, Basis of Accounting, and Basis of Presentation

The financial statements presented include the general fund of the Supervisor of Elections. The accompanying financial statements have been prepared for the purpose of complying with Section 218.39(2), Florida statutes, and Chapter 10.550, Rules of the Auditor General – Local Governmental Entity Audits, which allows the Supervisor of Elections to only present fund financial statements. These financial statements present only the portion of the funds of Lee County, Florida that are attributable to the Supervisor of Elections. They are not intended to present fairly the financial position and results of operations of Lee County, Florida in conformity with accounting principles generally accepted in the United States of America.

The financial activities of the Supervisor of Elections, as a constitutional officer, are included in the Lee County, Florida Annual Comprehensive Financial Report.

Transfers-in are provided by appropriations from the Board pursuant to Florida Statutes and are the Supervisor of Elections primary source of revenue. The Supervisor of Elections is required to refund to the Board all excess appropriations annually; therefore, no unappropriated fund balance is, generally, carried forward.

Florida statutes provide that the amount by which revenues and transfers exceed annual expenditures (excess fees) be remitted to the Board immediately following the fiscal year for which the funding was provided or following the fiscal year during which other revenues were recognized. The amount of this transfer is recorded as a liability and as other financing use in the accompanying financial statements.

Capital outlays expended in the General Fund operations are capitalized in the basic financial statements of the County rather than in the governmental funds of the Supervisor of Elections.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

The modified accrual basis of accounting is used by the General Fund, which accounts for all the general operations of the Supervisor of Elections. Under the modified accrual basis of accounting, revenues are recognized when they become measurable and available to finance current liabilities of the fiscal year. For this purpose, the Supervisor of Elections considers revenues to be available if they are collected within 60 days of the end of the current period. Grant revenues are considered available if collected within one year of the current period. Expenditures are recorded when the related fund liability is incurred, except for compensated absences, which are recognized as expenditures only to the extent they have matured and were paid.

Investment return and other revenues are recognized as they are earned and become measurable and available to pay liabilities of the current period.

Governmental Funds

The Supervisor of Elections' only governmental fund and only fund is the General Fund. The General Fund is used to account for all the general operations of the Supervisor of Elections.

Compensated Absences

Compensated absence payments are included in operating costs of the General Fund when the payments are made to the employees. The liability for compensated absences is reported in the government-wide statements of the County and is not reported in basic financial statements of the Supervisor of Elections. The liability for compensated absences consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

Use of Estimates

The preparation of the financial statements, in accordance with generally accepted principles in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards

In June 2022, the GASB issued GASB Statement No. 101, Compensated Absences. This standard establishes a unified recognition and measurement model for compensated absences, which include vacation leave, sick leave, paid time off, holidays, parental leave, and other similar benefits. Under this guidance, a liability for compensated absences is recognized for (1) leave that has not been used and meets certain criteria—attributable to services already rendered, accumulates, and is more likely than not to be used or otherwise paid or settled—and (2) leave that has been used but not yet paid or settled. The Supervisor of Elections adopted the requirements of this guidance effective October 1, 2024, and has applied the provisions of this standard to the beginning of the period of adoption.

NOTE 2 BUDGETARY PROCESS

Florida statutes Chapter 129.201 governs the preparation, adoption, and administration of the Supervisor of Elections' annual budget. The Supervisor of Elections submits its original budget for the General Fund to the Board for approval. Funding received from sources other than the Board as well as the respective expenditures do not require Board approval. The Supervisor of Elections has the authority to reallocate the budget between line items without further Board approval. The budget is prepared on a basis consistent with accounting principles generally accepted in the United States of America. The annual budget serves as the legal authorization for expenditures. Substantially all subsequent amendments to the Supervisor of Elections' total budget must be approved by the Board.

Expenditures may not legally exceed appropriations at the fund level. Distributions of excess appropriations are not considered expenditures. Appropriations lapse at year-end. Budgetary control is maintained at the departmental major object expenditure level. Budgetary changes within major object expenditure categories are made at the discretion of the Supervisor of Elections.

The original budget is the first complete appropriate budget. The final budget is the original budget adjusted by all reserves, transfers, allocations, supplemental appropriations, and other changes applicable to the fiscal year, whenever legally authorized.

NOTE 3 CASH

At September 30, 2025, the carrying value of the Supervisor of Elections' cash was as follows:

Type	Carrying Value	Credit Rating
Cash:		
Cash on Hand	$ 259	N/A
Demand Deposits	2,684,207	N/A
Total Cash	$ 2,684,466	

Custodial Credit Risk

At September 30, 2025, the Supervisor of Elections' deposits were entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, Florida statutes. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss.

Credit Risk

The Supervisor of Elections' policy is to follow the guidance in Section 219.075, Florida statutes, regarding the deposit of funds received and the investment of surplus funds. Sections 219.075 and 218.415, Florida statutes, authorize investment in Florida PRIME (formerly the Local Government Surplus Funds Trust Fund) or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; direct obligations of the United States Treasury; federal agencies and instrumentalities or interest-bearing time deposits or savings accounts in banks organized under the laws of the United States and doing business and situated in the state of Florida, savings and loan associations which are under state supervision, or in federal savings and loan associations located in the state of Florida and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law. The pool is administered by the State Treasurer, who may make additional assessments to ensure that no public funds will be lost.

Interest Rate Risk

There is no specific policy regarding interest rate risk. The Supervisor of Elections held no such investments at September 30, 2025.

NOTE 4 CAPITAL ASSETS

Capital assets used by the Supervisor of Elections are reported in the basic financial statements of the County rather than in the governmental funds of the Supervisor of Elections. Upon acquisition, such assets are recorded as expenditures in the General Fund of the Supervisor of Elections and are capitalized at cost in the basic financial statements of the County. Capital assets are valued at acquisition cost or estimated acquisition cost if actual acquisition cost is not available. Donated capital assets are valued at their estimated acquisition cost on the date received. The Supervisor of Elections maintains custodial responsibility for the capital assets used by the Supervisor of Elections. No depreciation expense has been provided on capital assets in these financial statements. However, depreciation expense is recorded in the basic financial statements of the County.

NOTE 5 LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities, specific to the Supervisor of Elections, which are reported in the basic financial statements of the County:

	October 1, 2024	Additions	Deductions (1)	September 30, 2025
Compensated Absences	$ 127,754	$ -	$ 24,823	$ 102,931
Financed Purchase Obligations	1,473,572	-	808,293	665,279
Total Long Term Liabilities	$ 1,601,326	$ -	$ 833,116	$ 768,210

(1) The change in compensated absence liability is presented as a net change.

$80,418 of compensated absences outstanding at September 30, 2025 is expected to be paid during the fiscal year ended September 30, 2026. These long-term liabilities are not reported in the financial statements of the Supervisor of Elections since they have not matured.

The following is a summary of the financed purchase obligations at September 30, 2025:

Description	Amount
$665,279 financed purchase obligations, for the purchases of equipment of $1,733,431. The purchase agreement is payable varying installments due throughout the year, including interest at rates between 4.48% and 8.93% Final payment due on December 15, 2028.	$ 665,279
Total	$ 665,279

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The annual debt service requirements at September 30, 2025 for financed purchase obligations were as follows:

Fiscal Year	Financed Purchase Obligation		
Year Ending September 30,	Total Principal	Total Interest	Total Payments
2026	$ 632,402	$ 31,630	$ 664,032
2027	14,143	2,572	16,715
2028	15,576	1,138	16,714
2029	3,158	44	3,202
Total	$ 665,279	$ 35,384	$ 700,663

NOTE 6 PENSION PLANS

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any state-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Supervisor of Elections are eligible to enroll as members of the state-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida statutes; Chapter 112, Part IV, Florida statutes; Chapter 238, Florida statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans (FRS Plan and HIS) and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Website (www.dms.myflorida.com).

NOTE 6 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan)

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

Regular Class – Members of the FRS who do not qualify for membership in the other classes.

Elected Officials Class – Members who hold specified elective offices in local government.

Senior Management Service Class (SMSC) – Members in senior management level positions.

Special Risk Class – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at 6 years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to four years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 8 years after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

NOTE 6 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan) (Continued)

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

As provided in Section 121.101, Florida statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Detailed information about the Supervisor of Elections' proportionate share of FRS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

NOTE 6 PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (HIS)

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of state-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida statutes. To be eligible to receive a HIS Plan benefit, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Detailed information about the Supervisor of Elections' proportionate share of HIS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Defined Contribution Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Supervisor of Elections' employees participating in DROP are not eligible to participate in the Investment Plan.

Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected Officials, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

NOTE 6 PENSION PLANS (CONTINUED)

Defined Contribution Plan (Continued)

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2025, the information for the amount of forfeitures was unavailable from the Florida SBA; however, management believes that these amounts, if any, would be immaterial to the Supervisor of Elections.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

Contributions

The Supervisor of Elections' contributions excluding employee contributions to the defined benefit pension plans totaled $598,937 for the year ended September 30, 2025. The Supervisor of Elections contributed 100% of the required contributions.

NOTE 7 OTHER POSTEMPLOYMENT BENEFITS

The Supervisor of Elections provides postretirement health care benefits in accordance with Section 112.0801, Florida statutes, to all employees who retire from the Supervisor of Elections. The Supervisor of Elections pays 50 percent of the premium cost for the retiree to participate in the County's self-insurance fund. The liability and expense for other postemployment benefits, calculated in accordance with Governmental Accounting Standards Board Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, are reported in the financial statements of the County.

NOTE 8 RISK MANAGEMENT

The Supervisor of Elections is exposed to various risks of loss, including general liability, health, dental, disability and life, property and casualty, auto and physical damage, and workers' compensation. A self-insurance internal service fund is maintained by the Board to administer insurance activities. All liabilities associated with these self-insured risks are reported in the basic financial statements of the County. As such, the Supervisor of Elections participates in the Board's self-insurance fund. During the year ended September 30, 2025, the Supervisor of Elections paid $922,178 to the Board for health, life, dental, EAP and disability in the risk management program. The Board paid $106,895 to the self-insurance fund on behalf of the Supervisor of Elections for general liability, property and casualty, and workers' compensation.

Under this program, the Board provides coverage for group health, dental, general liability claims, and workers' compensation. The Board purchases commercial insurance for claims in excess of coverage provided by the risk management program and all other risks of loss. There have been no significant reductions in insurance coverage in the last fiscal year. Settled claims have not exceeded commercial coverage in any of the past three fiscal years.

NOTE 9 CLAIMS AND CONTINGENCIES

The Supervisor of Elections is routinely involved as defendant or plaintiff in certain litigation and claims arising from the ordinary course of operations. In the opinion of the Supervisor of Elections and legal counsel, the range of potential recoveries or liabilities will not materially affect the financial position of the Supervisor of Elections.

NOTE 10 DEFERRED COMPENSATION

The Supervisor of Elections offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time Supervisor of Elections employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation balance is not available to participants or their estate until termination, retirement, death, or unforeseeable emergency. The Supervisor of Elections made no employer contributions during the year ended September 30, 2025.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Bernie Feliciano
Supervisor of Elections
Lee County, 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, the financial statements of the general fund of the Lee County, Florida Supervisor of Elections (the Supervisor of Elections), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Supervisor of Elections' basic financial statements, and have issued our report thereon dated April 13, 2026.

Report on Internal Control Over Financial Reporting

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

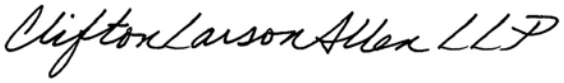
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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Supervisor of Elections' 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 Supervisor of Elections' internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Supervisor of Elections' internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

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MANAGEMENT LETTER

Honorable Bernie Feliciano
Supervisor of Elections
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lee County, Florida Supervisor of Elections (the Supervisor of Elections) as of and for the year ended September 30, 2025, and have issued our report thereon dated April 13, 2026.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards,* AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 13, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective action have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 in the notes to the financial statements.

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Financial Management

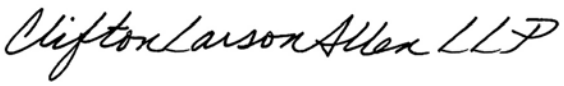
Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not note any such recommendations.

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Supervisor of Elections and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

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INDEPENDENT ACCOUNTANTS' REPORT

Honorable Bernie Feliciano
Supervisor of Elections
Lee County, Florida

We have examined the Lee County, Florida, Supervisor of Elections' (the Supervisor of Elections) compliance with Section 218.415, Florida statutes, regarding the investment of public funds during the year ended September 30, 2025. Management is responsible for the Supervisor of Elections' compliance with the specified requirements. Our responsibility is to express an opinion on the Supervisor of Elections' compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Supervisor of Elections complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Supervisor of Elections complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Supervisor of Elections' compliance with specified requirements.

In our opinion, the Supervisor of Elections complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025.

This report is intended solely for the information and use of the Supervisor of Elections and the Auditor General, State of Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 13, 2026

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LEE COUNTY, FLORIDA
TAX COLLECTOR

FINANCIAL STATEMENTS

YEAR ENDED SEPTEMBER 30, 2025



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LEE COUNTY, FLORIDA
TAX COLLECTOR
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INDEPENDENT AUDITORS' REPORT

Honorable Noelle Branning
Tax Collector
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of each major fund and the aggregate remaining fund information of the Lee County, Florida, Tax Collector (the Tax Collector), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Tax Collector'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 respective financial position of each major fund and the aggregate remaining fund information of the Tax Collector as of September 30, 2025, and the respective changes in financial position and where applicable, cash flows thereof, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Tax Collector 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 opinions.

Emphases of Matters

As discussed in Note 1, the financial statements of the Tax Collector referred to above were prepared solely for the purpose of complying with the Rules of the Auditor General of the State of Florida. In conformity with the rules, the financial statements are intended to present the financial position, the changes in financial position, and, where applicable, cash flows of only that portion of each major fund and the aggregate remaining fund information of Lee County, Florida that is attributable to the transactions of the Tax Collector. They do not purport to, and do not, present fairly the financial position of Lee County, Florida as of September 30, 2025 or the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

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As discussed in Note 13 to the financial statements, the Tax Collector implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, effective for the fiscal year ended September 30, 2025. GASB 101 requires liabilities to be recognized for leave attributable to services already rendered, that accumulates, and is more likely than not to be used or otherwise paid or settled. Our opinion is not modified with respect to this matter.

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.

Auditors' 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 auditors' report that includes our opinions. 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 Tax Collector'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.

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 schedule of changes in total OPEB liability and related ratios, 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.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Tax Collector's basic financial statements. The combining custodial fund statements 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 GAAS. In our opinion, the combining custodial fund statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Honorable Noelle Branning
Tax Collector
Lee County, Florida

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 20, 2026, on our consideration of the Tax Collector'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 Tax Collector's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Tax Collector's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 20, 2026

FINANCIAL STATEMENTS

LEE COUNTY, FLORIDA
TAX COLLECTOR
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Colonial Service Center Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and Cash Equivalents	$ 4,550,480	$ -	$ 4,550,480
Investments	8,866,348	750,225	9,616,573
Accounts Receivable	93,058	67,825	160,883
Total Assets	$ 13,509,886	$ 818,050	$ 14,327,936
LIABILITIES AND FUND BALANCE			
LIABILITIES			
Accounts Payable	$ 370,706	$ -	$ 370,706
Accrued and Other Liabilities	271,234	-	271,234
Due to Individuals	37,154	-	37,154
Due to Other Governmental Units	1,663,830	-	1,663,830
Due to Lee County, Florida, Board of County Commissioners	11,166,962	-	11,166,962
Total Liabilities	13,509,886	-	13,509,886
FUND BALANCE			
Committed	-	818,050	818,050
Total Fund Balance	-	818,050	818,050
Total Liabilities and Fund Balance	$ 13,509,886	$ 818,050	$ 14,327,936

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Colonial Service Center Special Revenue Fund	Total Governmental Funds
REVENUES			
Commissions and Fees:			
Lee County, Florida, Board of County Commissioners	$ 29,505,561	$ -	$ 29,505,561
Other Governmental Units	7,166,664	-	7,166,664
Charges for Services	9,816,761	813,899	10,630,660
Interest	934,787	4,151	938,938
Miscellaneous	30,833	-	30,833
Total Revenues	47,454,606	818,050	48,272,656
EXPENDITURES			
General Government:			
Personnel Services	25,676,079	-	25,676,079
Operating	8,079,753	-	8,079,753
Capital Outlay	1,730,197	-	1,730,197
Debt Service - Principal	841,086	-	841,086
Debt Service - Interest	110,319	-	110,319
Total Expenditures	36,437,434	-	36,437,434
EXCESS OF REVENUES OVER EXPENDITURES	11,017,172	818,050	11,835,222
OTHER FINANCING SOURCES (USES)			
Distribution of Excess Commissions and Fees to Other Governmental Units	(1,663,830)	-	(1,663,830)
Distribution of Excess Commissions and Fees to Lee County, Florida, Board of County Commissioners	(9,353,342)	-	(9,353,342)
Total Other Financing Sources (Uses)	(11,017,172)	-	(11,017,172)
NET CHANGE IN FUND BALANCE	-	818,050	818,050
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ 818,050	$ 818,050

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance with Final
	Original	Final	Actual	Budget
REVENUES				
Commissions and Fees:				
Board of County Commissioners	$ 28,367,277	$ 28,367,277	$ 29,505,561	$ 1,138,284
Other Governmental Units	4,724,431	4,724,431	7,166,664	2,442,233
Charges for Services	7,795,515	7,795,515	9,816,761	2,021,246
Interest	837,000	837,000	934,787	97,787
Miscellaneous	29,080	29,080	30,833	1,753
Total Revenues	41,753,303	41,753,303	47,454,606	5,701,303
EXPENDITURES				
General Government:				
Personnel Services	27,830,359	26,134,813	25,676,079	458,734
Operating	8,462,757	10,188,407	8,079,753	2,108,654
Capital Outlay	234,100	3,400,935	1,730,197	1,670,738
Debt Service - Principal	-	-	841,086	(841,086)
Debt Service - Interest	-	-	110,319	(110,319)
Total Expenditures	36,527,216	39,724,155	36,437,434	3,286,721
EXCESS OF REVENUES OVER EXPENDITURES	5,226,087	2,029,148	11,017,172	8,988,024
OTHER FINANCING USES				
Distribution of Excess Commissions and Fees to Other Governmental Units	-	-	(1,663,830)	(1,663,830)
Distribution of Excess Commissions and Fees to the Lee County, Florida, Board of County Commissioners	-	-	(9,353,342)	(9,353,342)
Total Other Financing Uses	-	-	(11,017,172)	(11,017,172)
NET CHANGES IN FUND BALANCE	5,226,087	2,029,148	-	(2,029,148)
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	$ 5,226,087	$ 2,029,148	$ -	$ (2,029,148)

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF NET POSITION – INTERNAL SERVICE FUND
SEPTEMBER 30, 2025

ASSETS		
Current Assets:		
Cash and Cash Equivalents	$	3,399
Cash and Cash Equivalents Held By Others for Benefits		3,344,697
Due From Individuals		2,439
Total Current Assets		3,350,535
Total Assets		3,350,535
LIABILITIES		
Current Liabilities:		
Self-Insurance Claims Payable		521,018
Total Current Liabilities		521,018
NET POSITION		
Unrestricted		2,829,517
Total Net Position	$	2,829,517

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF REVENUES, EXPENSES, AND
CHANGE IN NET POSITION – INTERNAL SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025

OPERATING REVENUES	
Charges for Services	$ 8,360,174
Miscellaneous	500,712
Total Operating Revenues	8,860,886
OPERATING EXPENSES	
Claims and Claims Expenses	7,234,406
Reinsurance Premiums	117,441
Administrative and Other Expenses	499,392
Total Operating Expenses	7,851,239
OPERATING INCOME	1,009,647
NONOPERATING REVENUES (EXPENSES)	
Interest Earnings	65,462
Total Nonoperating Revenues (Expenses)	65,462
CHANGE IN NET POSITION	1,075,109
Net Position - Beginning of Year	1,754,408
NET POSITION - END OF YEAR	$ 2,829,517

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF CASH FLOWS – INTERNAL SERVICE FUND
YEAR ENDED SEPTEMBER 30, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Cash Payments for Claims and Claim-Related Services	$ (7,022,504)
Cash Payments for Reinsurance Premiums	(128,884)
Cash Payments for Administrative Services and Supplies	(534,364)
Cash Received from Other Funds for Services	8,357,735
Cash Received from Other Sources	180
Net Cash Provided by Operating Activities	672,163
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest Income	65,462
Net Cash Provided by Investing Activities	65,462
NET INCREASE IN CASH AND CASH EQUIVALENTS	737,625
Cash and Cash Equivalents - Beginning of Year	2,610,471
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 3,348,096
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating Income	$ 1,009,647
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Increase in Due From Individuals	(1,960)
Decrease in Self-Insurance Claims Payable	(289,108)
Decrease in Accrued and Other Liabilities	(34,972)
Decrease in Stop Loss Coverage Payable	(11,444)
Net Cash Provided by Operating Activities	$ 672,163

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF FIDUCIARY NET POSITION
SEPTEMBER 30, 2025

	Custodial Funds
ASSETS	
Cash and Cash Equivalents	$ 8,593,154
Investments	17,752,156
Accounts Receivable	13,043
Total Assets	26,358,353
LIABILITIES	
Due to Individuals	2,624,330
Due to Other Governmental Units	23,734,023
Total Liabilities	26,358,353
FIDUCIARY NET POSITION	$ -

See accompanying Notes to Financial Statements.

LEE COUNTY, FLORIDA
TAX COLLECTOR
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
YEAR ENDED SEPTEMBER 30, 2025

	Custodial Funds
ADDITIONS	
Tax Collections for Other Governments	$ 1,758,374,900
License and Fees Collected for Other Governments	80,161,455
Miscellaneous	5,274,107
Total Revenues	1,843,810,462
DEDUCTIONS	
Payments of Tax to Other Governments	1,763,649,007
Payments to Other Governments	80,161,455
Total Expenditures	1,843,810,462
NET INCREASE (DECREASE) IN FIDUCIARY NET POSITION	-
Fiduciary Net Position - Beginning of Year	-
FIDUCIARY NET POSITION - END OF YEAR	$ -

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The Lee County, Florida, Tax Collector (the Tax Collector) is an elected constitutional officer as provided for by the Constitution of the State of Florida. For financial reporting purposes, the Tax Collector is deemed to be part of the primary government of Lee County, Florida (the County) and, therefore, is included as such in the County's Annual Comprehensive Financial Report (ACFR). Pursuant to Section 195.087, Florida Statutes, the Tax Collector's budget is submitted to the Florida Department of Revenue for approval, and a copy is forwarded to the Lee County, Florida, Board of County Commissioners (the Board).

Measurement Focus, Basis of Accounting, and Basis of Presentation

The financial statements have been prepared for the purpose of complying with Section 218.39(2), Florida Statutes, and Chapter 10.550, *Rules of the Auditor General – Local Governmental Entity Audits*, which allows the Tax Collector to only present fund financial statements. These financial statements present only the portion of the funds of Lee County, Florida that are attributable to the Tax Collector. They are not intended to present fairly the financial position and results of operations of Lee County, Florida in conformity with accounting principles generally accepted in the United States of America.

The financial activities of the Tax Collector, as a constitutional officer, are included in the Lee County, Florida Annual Comprehensive Financial Report.

The modified accrual basis of accounting is used by governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become measurable and available to finance current liabilities of the fiscal year). For this purpose, the Tax Collector considers revenues to be available if they are collected within 60 days of the end of the current period. Expenditures are recorded when the related fund liability is incurred, except for debt service and compensated absences, which are recognized as expenditures only to the extent they have matured and were paid.

Investment return (interest income) and other revenue are recognized in the General Fund as they are earned and become measurable and available to pay liabilities of the current period.

The majority of the Tax Collector's General Fund revenue is received from taxing authorities (governmental units). These monies are unrestricted and are revocable only for failure to comply with prescribed compliance requirements. These resources are reflected as revenue at the time of receipt or earlier if the "susceptible to accrual" criterion is met.

Florida Statutes provide that the amount by which revenues exceed annual expenditures be remitted to each governmental agency immediately following the fiscal year for which the funding was provided or following the fiscal year during which other revenues were recognized.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued)

Florida Statutes further provide that the excess of revenues over expenditures (excess fees) held by the Tax Collector be distributed to each governmental agency (taxing authorities) in the same proportion as the commissions and fees paid by each governmental agency bear to total commission and fee revenue. The amounts of these distributions are recorded as liabilities and as other financing uses in the accompanying financial statements.

Capital outlays expended in the General Fund operations are capitalized in the basic financial statements of the County rather than in the governmental funds of the Tax Collector.

Governmental Funds

The Tax Collector reports on the following major funds in the governmental fund financial statements:

General Fund – This fund is used to account for the general operations of the Tax Collector and includes all transactions not accounted for in another fund.

Colonial Service Center Special Revenue Fund – This fund is used to account for tenant-generated financial resources formally committed for the operating and capital needs of the Colonial Service Center building. No budget-to-actual schedule is presented because such reporting is not legally required for this fund.

Proprietary Funds

Internal Service Fund – This fund is used to account for the health, life, dental, and prescription insurance services provided to employees and dependents as well as retirees of the Tax Collector on a cost-reimbursement basis. Proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Proprietary funds distinguished operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods.

Fiduciary Funds

Custodial Funds – These funds are used to account for assets held by the Tax Collector as an agent for individuals, private organizations, and other governments. Custodial funds are accounted for using the accrual basis of accounting.

Cash Equivalents

Cash equivalents are defined as highly liquid investments with original maturities of three months or less and are carried at cost.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounts Receivable

Accounts receivable of the Tax Collector are recorded in the governmental fund financial statements and are net of an allowance for doubtful accounts, which generally is equivalent to the receivables that are over 90 days, plus any amounts to be submitted for write-off due to known uncollectible amounts. For governmental fund financial reporting purposes, receivables are considered measurable and available if they are collected within 60 days after year end. Amounts not meeting the availability criterion are reported as deferred inflows of resources, if applicable.

Fair Value of Financial Investments

The Tax Collector adheres to GASB Statement No. 72, *Fair Value Measurement and Application*. This Standard applies to reported balances that are required or permitted to be measured at fair value under an existing accounting pronouncement. This Standard emphasizes that fair value is a market-based measurement, not an entity-specific measurement. Therefore, a fair value measurement should be determined based on the assumptions that market participants would use in pricing the asset or liability. This Standard establishes a fair value hierarchy which consists of three levels of inputs that may be used to measure fair value as follows:

Level 1 – Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the Tax Collector has the ability to access. At September 30, 2025, the Tax Collector held no such investments using such inputs.

Level 2 – Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices or securities with similar characteristics, or discounted cash flows. At September 30, 2025, the Tax Collector held no such investments using such inputs.

Level 3 – Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity. At September 30, 2025, the Tax Collector held no such investments using such inputs.

Instances where the determination of the fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Compensated Absences

Full-time employees of the Tax Collector accumulate paid-time-off (PTO) based on their number of years of continuous service PTO is included in operating costs of the general fund when the payments are made to the employees. The liability for compensated absences is reported in the government-wide statements of the County and is not reported in basic financial statements of the Tax Collector. The liability for compensated absences consists of leave that has not been used that is attributable to services already rendered, accumulates and is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

Property and Other Taxes

Property taxes, both ad valorem and non-ad valorem in Lee County, Florida are levied by the Board and other taxing authorities. The millage levies are determined on the basis of estimates of revenue needs and the total taxable valuations within the jurisdiction of the Board and other taxing authorities. No aggregate ad valorem tax millage in excess of 10 mills per $1,000 of value can be levied by the Board against property in Lee County, Florida as specified in Section 200.071, Florida Statutes.

Each year, the total taxable property valuation is established by the Lee County, Florida, Property Appraiser. The list of property assessments is submitted to the State Department of Revenue for approval and then to the Lee County, Florida, Tax Collector for levy and collection. Taxes, assessed as of January 1 of each year, are due and payable on November 1 of each year or as soon thereafter as the assessment roll is opened for collection. Pursuant to Florida law, all owners of property have the responsibility of ascertaining the amount due and paying it before April 1 of the year following the year in which the tax was assessed.

Chapter 197, Florida Statutes, Governs Property Tax Collections

Current Taxes

All property taxes become due and payable on November 1 and are delinquent on April 1 of the following year. Discounts are allowed for early payment of 4% in November, 3% in December, 2% in January, and 1% for payment in February.

Unpaid Taxes – Sale of Tax Certificates

The Tax Collector advertises, as required by Florida Statutes, and sells tax certificates on all real property for unpaid taxes. The land is struck off the tax roll to the purchaser of the tax certificate. Certificates not sold are struck off to Lee County, Florida. The Tax Collector must receive payment before the certificates are delivered. Any person owning land upon which a tax certificate has been sold may redeem the tax certificate by paying the Tax Collector the face amount of the tax certificate plus interest and other costs.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Chapter 197, Florida Statutes, Governs Property Tax Collections (Continued)

Tax Deeds

Two years after the purchase of a tax certificate, the certificate owner may file an application for tax deed sale. Lee County, Florida as a certificate owner, exercises similar procedures. Tax deeds are issued to the highest bidder for the property which is sold at public auction. The Clerk of the Circuit Court administers these sales.

Use of Estimates

The preparation of the financial statements, in accordance with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

NOTE 2 BUDGETARY PROCESS

Florida Statutes govern the preparation, adoption, and administration of the Tax Collector's annual budget. The Tax Collector submits a budget for the General Fund to the Florida Department of Revenue for approval. A copy of the approved budget is provided to the Board. Any subsequent amendments to the Tax Collector's total budget must be approved by the Florida Department of Revenue.

The annual budget serves as the legal authorization for expenditures. Expenditures may not legally exceed appropriations at the fund level. Distributions for excess commissions and fees are not considered expenditures. Appropriations lapse at year-end. Budget control is maintained at the departmental major object expenditure level. Budgetary changes within major object expenditure categories are made at the discretion of the Tax Collector.

The original budget is the first complete appropriated budget. The final budget is the original budget adjusted by all reserves, transfers, allocations, supplemental appropriations, and other changes applicable to the fiscal year, whenever legally authorized.

NOTE 3 CASH AND INVESTMENTS

At September 30, 2025, the carrying values of the Tax Collector's cash and investments were as follows:

Type	Carrying Value Total	Credit Rating
Cash and Cash Equivalents:		
Cash on Hand	$ 48,400	N/A
Demand Deposits	13,098,633	N/A
Money Market	3,344,697	N/A
Total Cash and Cash Equivalents	$ 16,491,730	
Investments:		
Florida PRIME	$ 27,368,729	*AAAm

*Rating by S&P
N/A – Not Applicable

Custodial Credit Risk

At September 30, 2025, Tax Collector's deposits were entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, Florida Statutes except as noted below. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss.

Cash held by others for benefit in the Internal Service Fund are part of the Florida Sheriffs Employer Benefits Trust (FSEBT) and are administered by FSEBT. FSEBT's policy requires execution of a third-party custodial safekeeping agreement for purchased securities and collateral and requires that securities be held in the Tax Collector's name.

Credit and Interest Rate Risk

The Tax Collector's policy is to follow the guidance in Sections 219.075 and 218.415, Florida Statutes regarding the deposit of funds received and the investment of surplus funds. Sections 219.075 and 218.415, Florida Statutes, authorize the Tax Collector to invest in Florida PRIME or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act; Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; direct obligations of the United States Treasury; federal agencies and instrumentalities; or interest-bearing time deposits or savings accounts in banks organized under the laws of the State of Florida, national banks organized under the laws of the United States and doing business and situated in the State of Florida, savings and loan associations which are under State supervision, or in federal savings and loan associations located in the State of Florida and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Credit and Interest Rate Risk (Continued)

The Tax Collector's investment policy minimizes the risk that the market value of securities in the portfolio will fall due to changes in general interest rates by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, to avoid the need to sell securities prior to maturity.
- Investing operating funds primarily in shorter-term securities, money market funds, or similar investment pools.

As of September 30, 2025, the Tax Collector's investments were in the State Board of Administration (SBA). SBA investments consist of Florida PRIME only.

The Florida PRIME is an external investment pool that is not registered with the Securities Exchange Commission (SEC) but operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. Florida PRIME is rated AAAm by Standard and Poor's. The Florida PRIME had a weighted average days to maturity (WAM) of 47 days at September 30, 2025. The weighted average life (WAL) for Florida PRIME at September 30, 2025 was 73 days. Rule 2a7 allows funds to use amortized cost to maintain a constant net asset value (NAV) of $1.00 per share. Accordingly, the Tax Collector's investment in Florida PRIME is reported at the account balance (pooled shares), which is considered fair value.

The Tax Collector adheres to the requirements of GASB Statement No. 79, which requires the following disclosures related to its Florida PRIME (the trust fund) investment:

Redemption Gates: Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to a payment at any time from the moneys in the trust fund. However, the executive director of the fund may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The trustees shall convene an emergency meeting as soon as practicable for the time the Executive Director has instituted such measures to review the necessity of those measures. If the trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on the contributions and withdrawals, the moratorium may be extended by the executive director until the trustees are able to meet to review the necessity for the moratorium. If the trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the trustees exceed 15 days."

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Credit and Interest Rate Risk (Continued)

Liquidity Fees: Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosures in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

Redemption Fees: As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 4 CAPITAL ASSETS

Capital assets used by the Tax Collector are capitalized in the basic financial statements of the County rather than in the governmental funds of the Tax Collector. Upon acquisition, such assets are recorded as expenditures in the General Fund of the Tax Collector and are capitalized at cost in the basic financial statements of the County. Capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at their estimated acquisition value on the date received. The Tax Collector maintains custodial responsibility for the capital assets used by the office. No depreciation expense has been provided on capital assets in these financial statements. However, depreciation expense is recorded in the basic financial statements of the County.

NOTE 5 LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities, which are reported in the basic financial statements of the County:

	October 1, 2024 (1)	Additions (2)	Retirements	September 30, 2025
Compensated Absences	$ 1,235,624	$ 29,501	$ -	$ 1,265,125

(1) The beginning balance was restated due to the implementation of GASB Statement No. 101.
(2) The change in the compensated absence liability is presented as a net change.

Substantially all the balance outstanding as of September 30, 2025 is expected to be repaid within one year. These long-term liabilities are not reported in the financial statements of the Tax Collector since they have not matured.

NOTE 6 SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The Tax Collector entered into software agreements that meet the definition of a subscription-based information technology arrangement (SBITA) under GASB Statement No. 96 – *Subscription Based Information Technology Arrangements*. Detailed information about the Tax Collector's SBITAs can be found in the Lee County, Florida's financial statements.

SBITAs entered into by the Tax Collector are included as other financing sources and capital outlay expenditures in the statement of revenues, expenditures, and changes in fund balance in the year of inception. Payments made in accordance with SBITA terms are reported as debt service expenditures in the statement of revenues, expenditures, and changes in fund balance as they are incurred.

During the year ended September 30, 2025, the Tax Collector entered into no new SBITAs. During the year ended September 30, 2025, the Tax Collector's payment of principal on SBITAs totaled $841,086.

NOTE 7 PENSION PLANS

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program (DROP) under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiemployer defined benefit pension plan, to assist retired members of any State-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Tax Collector are eligible to enroll as members of the State-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiemployer defined benefit plans (FRS Plan and HIS) and other nonintegrated programs. An annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' Website (www.dms.myflorida.com).

NOTE 7 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan)

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiemployer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected Officials Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class (SMSC)* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to four years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

NOTE 7 PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (FRS Plan) (Continued)

Plan Description (Continued)

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed eight years after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Detailed information about the Tax Collector's proportionate share of FRS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

NOTE 7 PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (HIS)

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiemployer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of $7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of $45 and a maximum HIS payment of $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Detailed information about the Tax Collector's proportionate share of HIS's net pension liability, deferred outflows/inflows of resources, and pension expense are reported in the government-wide statements of the County.

Defined Contribution Plan

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida annual comprehensive financial report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Tax Collector employees participating in DROP are not eligible to participate in the Investment Plan.

NOTE 7 PENSION PLANS (CONTINUED)

Defined Contribution Plan (Continued)

Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected Officials, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation, for service credit originally earned under the FRS Pension Plan, is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the Florida SBA; however, management believes that these amounts, if any, would be immaterial to the Tax Collector.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

Contributions

The Tax Collector's contributions excluding employee contributions to the pension plans totaled $2,567,134 for the year ended September 30, 2025. The Tax Collector contributed 100% of the required contributions.

NOTE 8 OTHER POSTEMPLOYMENT BENEFITS

Effective January 1, 2024, the Tax Collector provides postretirement health care benefits in accordance with Section 112.0801, Florida Statutes, to all employees who retire from the Tax Collector. The liability, deferred inflows of resources, deferred outflows of resources, and expense for other postemployment benefits, calculated in accordance with GASB No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions,* are reported in the financial statements of the County.

Plan Description

The Tax Collector's provides certain continuing health care and life insurance benefits for its retired employees. The authority to establish and/or amend the obligation of the employer, employees and retirees rests with the Tax Collector's Office. No assets are accumulated in a trust that meets the criteria in Governmental Accounting Standards Board (GASB).

Benefits Provided

Medical benefits are provided through comprehensive plans and are made available to employees upon actual retirement. To qualify for retiree medical benefits, retirees must be eligible to retire under the provisions of the Florida Retirement System. The earliest retirement eligibility provisions are as follows:

	Hired before 7/1/2011	Hired on or after 7/1/2011
Normal Retirement	62 & 6 YOS or 30 YOS	65 & 8 YOS or 33 YOS
Early Retirement	6 YOS	8 YOS

Employees are also eligible to elect to be covered by the state 401(k) plan which has no retirement requirements. Employees hired on or after January 1, 2008 and on or before September 30, 2018 and who retire between January 1, 2008 and September 30, 2018 are not eligible for the subsidy.

Employees Covered by Benefit Terms

As of the measurement date September 30, 2025, the following employees were covered by the benefit terms:

Inactive Employees or Beneficiaries Currently Receiving Benefit Payments	70
Inactive Employees Entitled to but not yet Receiving Benefit Payments	-
Active Employees	224
	294

NOTE 8 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Funding Policy

The Tax Collector has the authority to establish and amend the funding policy. The OPEB plan is currently being funded on a pay as you go basis. No trust fund has been established for the plan.

Total OPEB Liability

The Tax Collector's Office's total OPEB liability is $15,284,065 as of the measurement date September 30, 2025, the end of the fiscal year.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the September 30, 2025 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.5%
Salary Increases	3.25%, Including Inflation
Prior Discount Rate	3.81%
Discount Rate	4.90%, Net of OPEB Plan Investment Expense, Including Inflation
Healthcare Cost Trend Rates	Getzen Model, With an Initial Trend of 6.0%
Mortality	PubG.H-2010(B)

The discount rate was based on the Bond Buyers' 20-Year General Obligation municipal bond index as of September 30, 2025, the end of the applicable measurement period.

The actuarial assumptions used in September 30, 2025, valuation was based on the results of ongoing evaluations of the assumptions from October 1, 2009 to September 30, 2025.

Changes in the Total OPEB Liability

	Liability
Balance, as of October 1, 2024	$ 16,391,680
Changes:	
Service Cost	1,193,358
Interest	656,302
Differences Between Expected and Actual Experience	-
Changes in Assumptions or Other Inputs	(2,231,948)
Benefit Payments	(725,327)
Net Changes	(1,107,615)
Balance, as of September 30, 2025	$ 15,284,065

NOTE 8 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Tax Collector's Office, as well as what the Tax Collector's Office's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.90%) or 1-percentage-point higher (5.90%) than the current discount rate:

	1% Decrease 3.90%	Discount Rate 4.90%	1% Increase 5.90%
Total OPEB Liability	$ 17,312,392	$ 15,284,065	$ 13,614,771

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Tax Collector's Office, as well as what the Tax Collector's Office's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.0%) or 1-percentage-point higher (7.0%) than the current healthcare trend rates:

	1% Decrease 5.00%	Current Trend 6.00%	1% Increase 7.00%
Total OPEB Liability	$ 13,195,684	$ 15,284,065	$ 17,887,052

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the Tax Collector's Office recognized OPEB expense of $1,272,494. At September 30, 2025, the Tax Collector's Office reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Assumptions and Other Inputs	$ -	$ (2,731,951)
Total	$ -	$ (2,731,951)

NOTE 8 OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

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

Year Ending September 30,	Net Deferred (In)/Outflows of Resources
2026	$ (577,166)
2027	(577,166)
2028	(577,166)
2029	(577,166)
2030	(423,287)
Thereafter	-

NOTE 9 DEFERRED COMPENSATION

The Tax Collector offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Plan, available to all full-time Tax Collector employees at their option, permits participants to defer a portion of their salary until future years. The deferred compensation is not available to participants or their estate until termination, retirement, death, or unforeseeable emergency. The Tax Collector made employer contributions of $207,397 during the year ended September 30, 2025.

NOTE 10 GOVERNMENTAL FUND BALANCES

In accordance with Governmental Accounting Standards Board Statement Number 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, fund balances are classified as no spendable or spendable. Spendable fund balances are further classified in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances. Spendable fund balance is classified as committed in the Colonial Service Center Special Revenue Fund. *Committed* fund balance are constrained for a specific purpose imposed by a formal action of the Tax Collector's highest level of decision-making authority. As of September 30, 2025, the fund reported committed fund balance of $818,050 for construction, rehabilitation, and improvement of the Colonial Service Center.

NOTE 11 RISK MANAGEMENT

The Tax Collector faces various risks of loss, including general liability, health, dental, disability, life, property and casualty, auto and physical damage, and workers' compensation. Lee County, Florida, Board of Commissioners maintains a self-insurance internal service fund to manage self-insurance activities related to group health, life, prescription, dental coverage, property, general liability, automobile and public official's liability, workers' compensation, and auto physical damage. Under this program, Lee County, Florida, Board of Commissioners provides coverage for group health, dental, general liability claims, and workers' compensation. Commercial insurance is purchased by Lee County, Florida, Board of Commissioners for claims exceeding the coverage provided by the risk management program and all other risks of loss. There have been no significant reductions in insurance coverage in the past fiscal year. Settled claims have not exceeded commercial coverage in any of the last three fiscal years.

Effective January 1, 2024, the Tax Collector provides medical insurance to employees through its own self-insurance plan. On this date, the Tax Collector no longer participated in the Lee County, Florida, Board of Commissioners' self-insurance program for group health, life, prescription, and dental coverage. The Tax Collector remains part of the Lee County, Florida, Board of Commissioners' self-insurance program for general liability, property and casualty, auto and physical damage, and workers' compensation.

For the fiscal year ended September 30, 2025, Lee County, Florida, Board of County Commissioners paid $336,087 to the County's self-insurance fund on behalf of the Tax Collector for general liability, property and casualty, auto and physical damage, and workers' compensation.

Starting on January 1, 2024, the Tax Collector began participating in the Florida Sheriff's Self-Funded Medical Pool offered by the Florida Sheriffs Employee Benefit Trust (FSEBT). FSEBT provides liability insurance coverage for health, life, dental, and disability, including retiree coverage costs. FSEBT maintains a self-insurance program to administer insurance activities and provides liability insurance to participating agencies.

Premiums charged to participating agencies are based upon amounts believed by the Fund management to meet the estimated annual payout during the fiscal year and to pay for the estimated operating costs of the program. All liabilities associated with these self-insured risks are reported in the basic financial statements of FSEBT.

The Tax Collector has established a self-funded employee health plan (the Plan) for active employees and retirees. An internal service fund is used to account for the activities of the Plan. Payments to the internal service fund are based on actuarial estimates of amounts needed to pay prior year and current year claims including claims incurred but not yet reported. As of September 30, 2025, the Plan has an individual participant stop-loss limit of $90,000 and no aggregate individual stop-loss limit.

NOTE 11 RISK MANAGEMENT (CONTINUED)

The Tax Collector's Office uses a Third-Party Administrator (TPA) UMR to administer and pay claims for the health plan.

Changes in the balance of estimated self-insurance claims payable for the fiscal year ended September 30 are as follows:

Year Ended	Balance October 1	Additions	Claim Payments	Balance September 30
2024	$ -	$ 4,386,498	$ 3,576,372	$ 810,126
2025	$ 810,126	$ 6,733,396	$ 7,022,504	$ 521,018

NOTE 12 LITIGATION

The Tax Collector is routinely involved as a defendant or plaintiff in certain litigation and claims arising from the ordinary course of operations. In the opinion of the Tax Collector and legal counsel, the range of potential recoveries or liabilities will not materially affect the financial position of the Tax Collector.

NOTE 13 CHANGE IN ACCOUNTING PRINCIPLE

Effective October 1, 2024, the Tax Collector implemented GASB Statement No. 101, *Compensated Absences*. This statement updated the recognition and measurement guidance for compensated absences and associated salary-related payments and amended certain previously required disclosures. The Tax Collector's liability for compensated absences is included in the government-wide financial statements of the County.

REQUIRED SUPPLEMENTARY INFORMATION

LEE COUNTY, FLORIDA
TAX COLLECTOR
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS[1]
SEPTEMBER 30, 2025

	2025	2024
Service Cost	$ 1,193,358	$ 17,749,630
Interest	656,302	567,411
Differences between Expected and Actual Experience	-	-
Changes in Assumptions or Other Inputs	(2,231,948)	(1,231,050)
Benefit Payments	(725,327)	(694,311)
Net Change in Total OPEB Liability	(1,107,615)	16,391,680
Total OPEB Liability, Beginning	16,391,680	-
Total OPEB Liability, Ending	$ 15,284,065	$ 16,391,680
Covered-Employee Payroll	$ 13,522,746	$ 13,097,091
Total OPEB Liability as a Percentage of Covered-Employee Payroll	113.02%	125.16%

Notes to Schedule

Changes in Assumptions:
The discount rate was changed from 3.81% as of September 30, 2024, to 4.90% as of end of the year.

[1] Information is required to be presented for 10 years. However, until a full 10-year trend is compiled, the Tax Collector will present information for only those years for which information is available.

SUPPLEMENTARY INFORMATION

LEE COUNTY, FLORIDA
TAX COLLECTOR
COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
SEPTEMBER 30, 2025

	Tax Fund	Tax Certificate Fund	Motor Vehicle Fund	Driver License Fund	Hunting and Fishing Fund	Local Business Tax Fund	Concealed Weapons Fund	Total Custodial Funds
ASSETS								
Cash and Cash Equivalents	$ 5,942,294	$ 1,244,093	$ 1,253,927	$ 138,285	$ 3,438	$ -	$ 11,117	$ 8,593,154
Investments	16,008,511	1,566,440	129,171	-	-	48,034	-	17,752,156
Accounts Receivable	-	-	10,011	3,032	-	-	-	13,043
Total Assets	$ 21,950,805	$ 2,810,533	$ 1,393,109	$ 141,317	$ 3,438	$ 48,034	$ 11,117	$ 26,358,353
LIABILITIES								
Due to Individuals	$ 59,971	$ 2,564,359	$ -	$ -	$ -	$ -	$ -	$ 2,624,330
Due to Other Governmental Units	21,890,834	246,174	1,393,109	141,317	3,438	48,034	11,117	23,734,023
Total Liabilities	21,950,805	2,810,533	1,393,109	141,317	3,438	48,034	11,117	26,358,353
FIDUCIARY NET POSITION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

LEE COUNTY, FLORIDA
TAX COLLECTOR
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Tax Fund	Tax Certificate Fund	Motor Vehicle Fund	Driver License Fund	Hunting and Fishing Fund	Local Business Tax Fund	Concealed Weapons Fund	Total Custodial Funds
ADDITIONS								
Tax Collections for Other Governments	$ 1,692,427,867	$ 64,260,842	$ -	$ -	$ -	$ 1,686,191	$ -	$ 1,758,374,900
License and Fees Collected for Other Governments	-	-	70,748,963	8,925,333	124,286	-	362,873	80,161,455
Miscellaneous	5,274,107	-	-	-	-	-	-	5,274,107
Total Additions	1,697,701,974	64,260,842	70,748,963	8,925,333	124,286	1,686,191	362,873	1,843,810,462
DEDUCTIONS								
Payments of Tax to Other Governments	1,697,701,974	64,260,842	-	-	-	1,686,191	-	1,763,649,007
Payments to Other Governments	-	-	70,748,963	8,925,333	124,286	-	362,873	80,161,455
Total Deductions	1,697,701,974	64,260,842	70,748,963	8,925,333	124,286	1,686,191	362,873	1,843,810,462
NET INCREASE (DECREASE) IN FIDUCIARY NET POSITION	-	-	-	-	-	-	-	-
Fiduciary Net Position - Beginning of Year	-	-	-	-	-	-	-	-
FIDUCIARY NET POSITION - END OF YEAR	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ADDITIONAL REPORTS

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Noelle Branning
Tax Collector
Lee County, 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, the financial statements of each major fund and the aggregate remaining fund information of the Lee County, Florida, Tax Collector (the Tax Collector), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Tax Collector's basic financial statements, and have issued our report thereon dated April 20, 2026.

Report on Internal Control Over Financial Reporting

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

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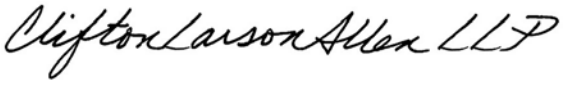
Honorable Noelle Branning
Tax Collector
Lee County, Florida

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Tax Collector'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 Tax Collector'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 Tax Collector's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CliftonLarsonAllen LLP

Fort Myers, Florida
April 20, 2026

CliftonLarsonAllen LLP
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MANAGEMENT LETTER

Honorable Noelle Branning
Tax Collector
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lee County, Florida, Tax Collector (the Tax Collector), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 20, 2026.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards,* AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports which are dated April 20, 2026 should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)(1.), *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 in the notes to the financial statements.

Financial Management

Section 10.554(1)(i)(2)., *Rules of the Auditor General*, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

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Honorable Noelle Branning
Tax Collector
Lee County, Florida

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Tax Collector and applicable management and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 20, 2026

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INDEPENDENT ACCOUNTANTS' REPORT

Honorable Noelle Branning
Tax Collector
Lee County, Florida

We have examined the Lee County, Florida, Tax Collector's, (Tax Collector) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management of the Tax Collector is responsible for Tax Collector's compliance with those specified requirements. Our responsibility is to express an opinion on the Tax Collector's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Tax Collector complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Tax Collector complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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

In our opinion, the Tax Collector complied, in all material respects, with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2025.

This report is intended solely for the information and use of the Tax Collector and the Auditor General, State of Florida, and is not intended to be, and should not be, used by anyone other than these specified parties.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
April 20, 2026

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