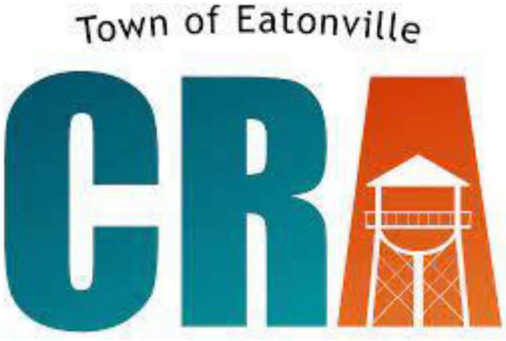


Town of Eatonville
Community Redevelopment Agency
FINANCIAL STATEMENTS
For the Fiscal Year
Ended September 30, 2025



Page

INTRODUCTORY SECTION

Agency Officials 1

FINANCIAL SECTION

Independent Auditor's Report 2

Management's Discussion and Analysis 5

Basic Financial Statements:

Government-wide Financial Statements:

Statement of Net Position 10

Statement of Activities 11

Fund Financial Statements:

Balance Sheet – Governmental Fund 12

Reconciliation of the Balance Sheet of the Governmental Fund to the Statement of Net Position 13

Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Fund 14

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities 15

Notes to Financial Statements 16

Required Supplementary Information:

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund 27

COMPLIANCE SECTION

Independent Auditor's 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* 28

Schedule of Findings 31

Corrective Action Plan 32

Independent Auditor's Management Letter 36

Independent Accountant's Report on Compliance with Local Government Investment Policies 40

Independent Accountant's Report on Compliance with Redevelopment Trust Fund 41

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Agency Officials

Chair – Angie Gardner
Vice Chair - Theo Washington
Director - Donovan Williams
Director - Tarus Mack
Director - Rodney Daniels
Director - Ruthi Critton
Director – Wanda Randolph

THIS PAGE IS INTENTIONALLY LEFT BLANK.

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
1031 West Morse Boulevard
Suite 200
Winter Park, FL 32789

407.644.7455
407.628.5277 (fax)
CRIadv.com

INDEPENDENT AUDITOR'S REPORT

To the Honorable Chairman and Board of Directors
Town of Eatonville Community Redevelopment Agency
Town of Eatonville, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Town of Eatonville Community Redevelopment Agency (the Agency), a component unit of the Town of Eatonville, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Town of Eatonville Community Redevelopment Agency as of September 30, 2025, and the respective changes in financial position 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 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency 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.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Agency'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.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our 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 generally accepted auditing standards 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 generally accepted auditing standards 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 Agency'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 Agency's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 2026 on our consideration of the Agency'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 Agency'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 Agency's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

Orlando, Florida
April 30, 2026

Management's Discussion and Analysis

Acting in our capacity as management of the Town of Eatonville Community Redevelopment Agency (the Agency), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended September 30, 2025. Please read our discussion and analysis of the Agency's financial activities for the year ended September 30, 2025 in conjunction with the Agency's basic financial statements which immediately follow the discussion.

Financial Highlights

- The assets of the agency exceeded its liabilities at the close of the most recent fiscal year resulting in a net position of $1,710,342.
- The change in the Agency's total net position in comparison with the prior fiscal year was a decrease of $18,208.
- As of the close of the current fiscal year, the Agency's governmental funds reported an ending fund balance of $760,832; which represents a decrease of $701,758 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town of Eatonville Community Redevelopment Agency's basic financial statements. The Agency's basic financial statements are comprised of three components:

- Government-wide financial statements;
- Fund financial statements; and
- Notes to the financial statements.

This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

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

The statement of activities presents information that demonstrates how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (for example amounts due from the Town but are uncollected, and earned but unused vacation leave).

All of the Agency's revenues and expenditures are considered to be governmental activities for the community redevelopment.

The government-wide financial statements can be found on pages 10-11 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Agency is a Governmental fund.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of resources, as well as on balances of nonspendable and spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town of Eatonville Community Redevelopment Agency has only one governmental fund. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the Town of Eatonville Community Redevelopment Agency.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted to cash. For example, amounts reported on the balance sheet include items such as cash and receivables but do not include capital assets such as land and buildings. The operating statement for governmental funds reports only those revenues that were collected during the current period or very shortly after the end of the year. Expenditures are generally recorded when incurred.

The basic governmental fund financial statements can be found on pages 12-15 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 16-26 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information (RSI) which is a comparison between the Town of Eatonville Community Redevelopment Agency's adopted and final budget and actual financial results for its general fund. The Town of Eatonville Community Redevelopment Agency adopts an annual budget for its general fund, and a budgetary comparison schedule has been provided to demonstrate compliance with this budget. Required supplementary information can be found on page 27of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by $1,710,342 at the close of the most recent fiscal year.

The Agency's restricted net assets represent 44% of total net assets and are restricted for community development. The Agency uses these assets to provide value to citizens by implementing its' redevelopment plans.

The following table reflects the condensed statement of net position:

Town of Eatonville Community Redevelopment Agency's Net Position

	2025	2024
Current and other assets	$ 940,271	$ 1,472,188
Capital assets	949,510	265,960
Total assets	$ 1,889,781	$ 1,738,148
Current liabilities	$ 179,439	9,598
Total liabilities	179,439	9,598
Net position:		
Net invesment in capital assets	949,510	265,960
Restricted	760,832	1,462,590
Total net position	$ 1,710,342	$ 1,728,550

The amount of tax increment financing revenue received from the Town and Orange County, Florida, is determined by an interlocal agreement between the Town; Orange County, Florida; and the Agency. The funding will remain constant between fiscal years 2025 and 2026.

The following table shows condensed revenue and expense data:

Town of Eatonville Community Redevelopment Agency's Changes in Net Position

	2025	2024
Revenues:		
Governmental activities:		
Capital Grants and Contributions	$ -	$ 250,000
General revenues:		
Tax increment revenues	350,500	350,500
Interest income	27,224	27,984
Miscellaneous revenue	17,877	4,910
Total revenue	395,601	633,394
Expenses:		
General government	384,592	195,703
Culture and recreation	29,217	12,476
Total expenses	413,809	208,179
Change in net position	(18,208)	425,215
Net position, beginning of year	1,728,550	1,303,335
Net position, end of year	$ 1,710,342	$ 1,728,550

Financial Analysis of the Town of Eatonville Community Redevelopment Agency's Fund

As noted earlier, the Agency uses fund accounting to ensure and demonstrate compliance with the legal requirements for financially related matters.

The focus of the Agency's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency's financing requirements.

The decrease in revenues is primarily due to a capital grant for $250,000 being received in the prior year.

At the end of the current fiscal year, the Agency reported a fund balance of $760,832 for the general fund. This represents a decrease of $701,758 in comparison to the prior year's fund balance of $1,462,590. The Agency has ample funds available for future expenditures.

Capital Assets and Debt Administration

The Agency's investment in capital assets as of September 30, 2025, amounts to $949,510 (net of accumulated depreciation). This investment in capital assets includes land, building, construction in progress, vehicles, leasehold improvements and equipment. As of September 30, 2025, the Agency did not have any debt. Additional information on the Agency's capital assets can be found in Note 2 on page 25 of this report.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information, should be addressed to the Office of the Finance Director, Eatonville Community Redevelopment Agency, 307 Kennedy Blvd., Eatonville Florida, 32751.

BASIC FINANCIAL STATEMENTS

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Town of Eatonville Community Redevelopment Agency
Statement of Net Position - Government-wide

September 30, 2025	Governmental Activities
Assets	
Cash and cash equivalents	**$ 940,271**
Capital assets	
Nondepreciable	**903,398**
Depreciable, net	**46,112**
Total assets	**1,889,781**
Liabilities	
Accounts payable	**18,276**
Due to primary government	**161,163**
Total liabilities	**179,439**
Net Position	
Net investment in capital assets	**949,510**
Restricted for:	
Community development	**760,832**
Total net position	**$ 1,710,342**

The accompanying notes are an integral part of this financial statement.

Town of Eatonville Community Redevelopment Agency
Statement of Activities - Government-wide

For the year ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities	**Total**
Governmental activities:						
General government	$ 384,592	$ -	$ -	$ -	$ (384,592)	**$ (384,592)**
Culture and recreation	29,217	-	-	-	(29,217)	**(29,217)**
Total governmental activities	$ 413,809	$ -	$ -	$ -	$ (413,809)	**$ (413,809)**
General revenues						
Tax increment revenues						**$ 350,500**
Interest income						**27,224**
Miscellanous						**17,877**
Total general revenues						**395,601**
Change in net position						**(18,208)**
Net position, beginning of year						**1,728,550**
Net position, end of year						**$ 1,710,342**

The accompanying notes are an integral part of this financial statement.

Town of Eatonville Community Redevelopment Agency
Balance Sheet – Governmental Fund

September 30, 2025	General Fund	Total Governmental Funds
Assets		
Cash and cash equivalents	$ 940,271	$ 940,271
Total assets	$ 940,271	$ 940,271
Liabilities		
Accounts payable and accrued expenses	$ 18,276	$ 18,276
Due to primary government	161,163	161,163
Total liabilities	179,439	179,439
Fund balance		
Restricted	760,832	760,832
Total fund balance	760,832	760,832
Total liabilities and fund balance	$ 940,271	$ 940,271

The accompanying notes are an integral part of this financial statement.

Town of Eatonville Community Redevelopment Agency
Reconciliation of the Balance Sheet of the Governmental Fund
to the Statement of Net Position

September 30, 2025

Total fund balance for the governmental fund		**$ 760,832**
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 fund.		
Capital assets	1,023,116	
Less accumulated depreciation	(73,606)	**949,510**
Net position of governmental activities		**$ 1,710,342**

The accompanying notes are an integral part of this financial statement.

Town of Eatonville Community Redevelopment Agency
Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Fund

For the year ended September 30, 2025	General Fund
Revenues	
Taxes increment financing	$ 350,500
Interest Income	27,224
Miscellaneous revenue	17,877
Total revenues	395,601
Expenditures	
Current:	
General government	378,980
Culture and recreation	29,217
Capital outlay	689,162
Total expenditures	1,097,359
Net change in fund balance	(701,758)
Fund balance, beginning of year	1,462,590
Fund balance, end of year	$ 760,832

The accompanying notes are an integral part of this financial statement.

Town of Eatonville Community Redevelopment Agency
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities

For the year ended September 30, 2025

Net change in fund balance - total governmental fund	$	**(701,758)**
Amounts reported for governmental activities in the statement of net position are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capitalized capital outlay ($689,162) exceeded depreciation ($5,612) in the current period.		**683,550**
Change in net position of governmental activities	$	**(18,208)**

The accompanying notes are an integral part of this financial statement.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Town of Eatonville Community Redevelopment Agency (Agency), a public body was established on December 16, 1997. Pursuant to the requirements of Chapter 163, Part III of Florida Statutes, the Town of Eatonville Florida (the Town) with the consent of Orange County, created the Agency and designated the Redevelopment Area to foster improvement activities in Eatonville. The Agency uses future tax increment revenues to fund a variety of improvement projects.

The Redevelopment Plan for the Town is intended to formulate and implement a strategy for the Agency, for the comprehensive and coordinated revitalization of the Town's Redevelopment Area (CRA) which encompasses the entire extent of the Town limits.

The Community Redevelopment Act (Florida Statutes, Chapter 163, Part III), as adopted by the Florida Legislature, provides the legislative authority for local governments to use creative approaches to redevelopment of unused or underutilized property within their communities. The Act primarily focuses upon overcoming the burdens of deteriorated, older areas of a community by outlining a comprehensive program to provide the legal framework and financing mechanisms for local government's use to arrest the deterioration and encourage redevelopment of those 'blighted' areas.

Section three, Ordinance 97-08, established the Redevelopment Trust Fund. The Trust Fund is funded by municipal and county property tax revenues. These taxes are collected from properties within the boundaries of the CRA. The funding is comprised of the increases in property tax revenues above the base-tax revenues during 1997, the year the Agency was created. These tax increment revenues are the primary source of revenue for the Agency. Tax increment revenues are collected from two governmental entities that levy property taxes within the legally defined redevelopment area of the CRA, which is the Town of Eatonville, Florida and Orange County, Florida.

The funds shall be used by the Agency to finance or refinance any community redevelopment the Agency undertakes in the designated Area pursuant to the approved community redevelopment plan.

The Agency is a component unit of the Town of Eatonville, Florida (Town) for financial reporting purposes; the Agency has no component units that meet the criteria for inclusion in the Agency's basic financial statements. The governing board of the Agency consists of the Town's Mayor and members of the Town Council. It also includes an appointee of the Town Council and an appointee of the Orange County Commissioner for District 2.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the government. Governmental activities are those which normally are supported by taxes, intergovernmental revenues, and other non-exchange transactions. The Agency does not engage in any business-type activities.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting and reporting policies of the Agency relating to the accompanying financial statements conform to accounting principles generally accepted in the United States of America applicable to state and local governments. Accounting principles generally accepted in the United States of America for local governments include those principles prescribed by the Governmental Accounting Standards Board (GASB).

Measurement focus refers to what is being measured. Basis of accounting refers to the process of revenues and expenditures being recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay the liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within ninety days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in the governmental fund. Issuance of long-term debt and acquisitions under finance leases are reported as other financing sources. Taxes associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period.

Fund Financial Statements

The Agency has only one major governmental fund reported in the basic financial statements, the general fund. The general fund is the general operating fund of the Agency. It is used to account for all financial resources. When both restricted and unrestricted resources are available for use, it is the government's policy to use unrestricted resources first for qualifying expenditures, then restricted resources as they are needed.

Budgetary Information

An annual operating budget is prepared by the Agency's Finance Department. The Agency's Executive Director submits this proposed operating budget for the ensuing fiscal year to the Agency's Board for approval.

This budget includes proposed expenditures and the means by which to finance them, including a proposed Tax Increment Financing. Expenditures may not exceed legal appropriations. All appropriations lapse at year end. Amendments or revisions to the original budget require a Board resolution.

The budget for the Agency is adopted on a basis consistent with accounting principles generally accepted in the United States of America. Budgeted amounts included in these financial statements are as formally amended by the Agency’s Board during the year.

Cash and Cash Equivalents

Cash and cash equivalents are defined as short-term highly liquid investments with maturity dates within three months from the date of purchase. Cash and cash equivalents consist of petty cash and deposits held by qualified public depositories under Florida Law. All deposits are insured by federal depository insurance and/or collateralized with securities held in Florida's multiple financial institution collateral pool as required by Chapter 280, Florida Statutes.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investments

The Agency's investment policy is designed to ensure the prudent management of funds, and the availability of operating and capital funds when required, while earning a competitive return within the policy framework. The primary objectives, in order of priority, of investment activity shall be safety, interest rate risk, liquidity and yield. As of September 30, 2025, the Agency did not have any investments.

Accounts Receivable

Accounts receivable consist of account balances less than forty-five days overdue. As of September 30, 2025, the Agency did not have any accounts receivable.

Due to Primary Government

The Due to Primary Government of $161,163 results from funds due from the Town of Eatonville.

Transfers

Transfers with primary government are for services provided and netted as part of the reconciliation to the government-wide presentation. As of September 30, 2025, the Agency did not have any transfers.

Capital Assets

Capital assets, which include building, improvements, equipment and vehicles, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial individual cost of more than $1,000 and an estimated useful life in excess of two years.

Land and construction in progress are not depreciated. The other capital assets of the Agency are depreciated using the straight line method over the following estimated useful lives:

Classification	Service Life
Building and improvements	39
Improvements other than buildings	10
Furniture and equipment	3-15
Vehicles	3

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

It is the Agency's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the government does not have a policy to pay any amounts when employees separate from service with the government. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the fund financial statements of the governmental funds if the benefits are expected to be liquidated with expendable available financial resources. As of September 30, 2025, there was no unused accumulated vacation.

Long-term Obligations

In the government-wide financial statements, long-term debt is reported as liabilities in the applicable governmental activities statement of net position.

Categories and Classification of Net Position and Fund Balance

Net position flow assumptions – Sometimes the Agency will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions – Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Categories and Classification of Net Position and Fund Balance (Continued)

Fund balance policies – Fund balance of the governmental fund is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Agency itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, specifies the following classifications:

Nonspendable fund balance – Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted fund balance – Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance – The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Agency's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the Agency that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned fund balance – Amounts in the assigned fund balance classification are intended to be used by the Agency for specific purposes but do not meet the criteria to be classified as committed. The governing council (council) has by resolution authorized the Agency manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance – Unassigned fund balance is the residual classification for the General Fund.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenues

The Agency's primary source of revenue is tax-increment funds. This revenue is computed by applying the respective operating tax rates for the Town and Orange County, Florida (the County) multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency in excess of the base property value less 5%. The Town and County are required to fund the amount annually by January 1 of each year without regard to tax collections or other obligations.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates.

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, April 30, 2026. See Note 4 for relevant disclosures. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

Recently Issued and Implemented Accounting Pronouncements

GASB Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. The implementation of GASB Statement No. 101 did not result in a material change to the Agency's financial statements. Any adjustments to beginning net position resulting from the adoption of this standard were determined to be immaterial and, therefore, no restatement of prior-period financial statements was required.

GASB Statement No. 102, *Certain Risk Disclosures*. This Statement was issued in December 2023 to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement defines concentration as a lack of diversity related to an aspect of a significant inflow of resources our outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recently Issued and Implemented Accounting Pronouncements (Continued)

This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact to have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If a government determines that those criteria for disclosure have been met for concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. There were no significant impacts of implementing this Statement.

The Government Accounting Standards Board has issued statements that will become effective in future years. These statements are as follows:

GASB Statement 103, *Financial Reporting Model Improvements*. This Statement was issued April 2024 to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues.

This establishes new accounting and financial reporting requirements—or modifies existing requirements—related to Management's discussion and analysis (MD&A); unusual or infrequent items; presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. This Statement will supersede and amend portions of GASB Statements 34 and 37. This Statement further amends portions of GASB Statements 14, 41, 42, 44, 49, 56, 58, 61, 62 and 69. Related guidance will also be superseded or amended upon implementation. Statement 103 will be effective for the fiscal year ending September 30, 2026.

GASB Statement 104, *Disclosure of Certain Capital Assets*. This Statement was issued September 2024 to provide users of government financial statements with essential information about certain types of capital assets.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recently Issued and Implemented Accounting Pronouncements (Continued)

This requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, Leases, and intangible right-to-use assets recognized in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, Subscription-Based Information Technology Arrangements, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. Statement 104 will be effective for the fiscal year ending September 30, 2026.

The Agency is currently evaluating the requirements of the above statements and the impact on reporting.

Note 2: DETAILED NOTES ON ALL FUNDS

Capital Assets

The following is a summary of changes in capital assets during the year ended September 30, 2025:

	Balance at September 30, 2024	Increases/ Transfers	Decreases/ Transfers	**Balance at September 30, 2025**
Governmental Activities				
Capital assets, not being depreciated:				
Land	$ 246,136	$ 595,153	$ -	**$ 841,289**
Construction in progress	-	62,109	-	**62,109**
Total capital assets not being depreciated	246,136	657,262	-	**903,398**
Capital assets, being depreciated:				
Improvements other than buildings	18,140	31,900	-	**50,040**
Furniture and equipment	14,588	-	-	**14,588**
Vehicles	55,090	-	-	**55,090**
Total capital assets being depreciated	87,818	31,900	-	**119,718**
Less accumulated depreciation for:				
Improvements other than buildings	(3,179)	(5,004)	-	**(8,183)**
Furniture and equipment	(9,725)	(608)	-	**(10,333)**
Vehicles	(55,090)	-	-	**(55,090)**
Total accumulated depreciation	(67,994)	(5,612)	-	**(73,606)**
Total capital assets being depreciated, net	19,824	26,288	-	**46,112**
Governmental activities capital assets, net	$ 265,960	$ 683,550	$ -	**$ 949,510**

Note 2: DETAILED NOTES ON ALL FUNDS (Continued)

Capital Assets

Depreciation and amortization expense of $5,612 was charged to general government for fiscal year 2025.

Intergovernmental Payables and Transfers

Intergovernmental payable for the year ended September 30, 2025:

	Community Redevelopment Agency	Total
Due from:		
Primary Government	$ 161,163	**$ 161,163**
Total	$ 161,163	**$ 161,163**

Net Investment in Capital Assets

September 30, 2025	Governmental Activities
Capital assets (net)	**$ 949,510**
Net investment in capital assets	**$ 949,510**

Note 3: COMMITMENTS AND CONTINGENCIES

The Agency 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. The Agency purchases commercial insurance for the risks of loss to which it is exposed. Policy limits and deductibles are reviewed by management and established at amounts to provide reasonable protection from significant financial loss. The Agency is involved in legal actions and claims arising in the normal course of business. After taking into consideration legal counsel's evaluations of such actions, management is of the opinion that their outcome will not have a significant effect on the Agency's financial statements.

Note 3: COMMITMENTS AND CONTINGENCIES (Continued)

The Agency has active construction projects as of September 30, 2025. At year-end, the Agency's commitments by project are as follows:

Eaton Works	$	13,560
Club Eaton		39,797
Six Homes		145,000
Total commitments	$	198,357

The commitments are being financed by governmental revenues and from awarded grants.

Note 4: SUBSEQUENT EVENTS

In March, 2026, the Agency received an intent for financing from a bank in the amount of $1,700,000 to assist in financing the housing project of six homes.

In October, 2026, proceeds of $365,000 from a loan agreement were used for land acquisition.

In March, 2026, the Agency entered into an agreement with the Community Development Block Grant for grant funding of $447,880 for the Eatonville Works Project.

THIS PAGE IS INTENTIONALLY LEFT BLANK.

REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MANAGEMENT'S DISCUSSION AND ANALYSIS

THIS PAGE IS INTENTIONALLY LEFT BLANK.

Town of Eatonville Community Redevelopment Agency
Schedule of Revenues, Expenditures and Changes in Fund Balances-
Budget and Actual – General Fund

For the year ended September 30, 2025	Original Budget	Final Budget	**Actual**	Variance with Final Budget Positive (Negative)
Revenues				
Taxes increment financing	$ 350,500	$ 350,500	**$ 350,500**	$ -
Interest Income	24,000	24,000	**27,224**	3,224
Intergovernmental	1,000,000	750,000	**-**	(750,000)
Miscellaneous income	-	-	**17,877**	17,877
Total revenues	1,374,500	1,124,500	**395,601**	(728,899)
Expenditures				
Current:				
General government	662,342	662,342	**378,980**	283,362
Culture and recreation	-	-	**29,217**	(29,217)
Capital outlay	1,305,158	1,300,158	**689,162**	610,996
Total expenditures	1,967,500	1,962,500	**1,097,359**	865,141
Net change in fund balance	(593,000)	(838,000)	**(701,758)**	136,242
Fund balance, beginning of year	1,303,335	1,303,335	**1,462,590**	1,462,590
Fund balance, end of year	$ 710,335	$ 465,335	**$ 760,832**	$ 1,598,832

The Budget is prepared on a modified accrual basis consistent with accounting principles generally accepted in the United States of America (GAAP). The level of control at which expenditures may not exceed budget is in the aggregate. Budget amendments that increase the aggregate budgeted appropriations must be approved by the Board. Unexpended balances of appropriation lapse at year end.

*The Agency anticipated fully expending the initial draw and requesting the remaining funds from the State of Florida; however, due to unforeseen delays, sufficient funds remained from the advance, and no additional funding was requested.

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
1031 West Morse Boulevard
Suite 200
Winter Park, FL 32789

407.644.7455
407.628.5277 (fax)
CRIadv.com

INDEPENDENT AUDITOR'S 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 Chairman and Board of Directors
Town of Eatonville Community Redevelopment Agency
Town of Eatonville, 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 Town of Eatonville Community Redevelopment Agency, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Town of Eatonville Redevelopment Agency's basic financial statements, and have issued our report thereon dated April 30, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Town of Eatonville Community Redevelopment Agency'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 Town of Eatonville Community Redevelopment Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Town of Eatonville Community Redevelopment Agency'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. We identified certain deficiencies in internal control, described in the accompanying schedule of findings as items 2025-01 and 2025-02 that we consider to be material weaknesses.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town of Eatonville Community Redevelopment Agency'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*.

Town of Eatonville Community Redevelopment Agency's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Town of Eatonville Community Redevelopment Agency's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. Town of Eatonville Community Redevelopment Agency's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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.

Carr, Riggs & Ingram, L.L.C.

Orlando, Florida
April 30, 2026

FINANCIAL STATEMENT FINDINGS

2025-01 Management oversight of bank reconciliation and expenses (Material Weakness)

Criteria: The financial close process should include evaluation, reconciliations and adjustments to ensure accurate reporting with management oversight of processes and controls.

Condition: An entry was recorded twice for a purchase of a building.

Cause of Condition: Bank accounts were unable to be reconciled and caused large unreconciled differences.

Effect of Condition: The Agency's financial statements were materially misstated prior to audit adjustments in the amount of approximately $337,000. The monthly bank reconciliation process showed large unreconciled balances that were not further looked into.

Recommendations: We recommend one department process invoices for payment and make journal entries. We recommend management put processes in place to ensure management oversight of internal controls relating to recording transactions and reconciliations within bank accounts. Management should review reconciliations to ensure cash is accurately reported in each fund.

Views of Responsible Officials: See Corrective Action Plan at page 32.

2025-02 Capital Assets (Material Weakness)

Condition: Current activity on construction in progress and purchases were expensed in operating accounts. Expenses were not identified as additional capital assets.

Criteria: Following GASB 34, capital outlay should record expenditures in governmental fund financial statements on the modified accrual basis. Capital outlay expenditures were not identified properly for government wide capital assets.

Cause: Current year construction costs were classified as an operating expense with no projects identified. Capital outlay in governmental activities were not properly identified for government wide statements as capital asset additions.

Effect: Approximately $689,000 of capital asset additions were not identified.

Recommendation: We recommend GASB 34 be followed relating to capital assets to ensure proper reporting within the governmental activities.

Views of Responsible Officials: See Corrective Action Plan at page 32.

Town of Eatonville
CRA

407-623-8917
mjohnson@townofeatonville.org
307 E Kennedy Blvd,
Eatonville, FL 32751

March 25, 2026

Finding 2025-01: Management Oversight of Bank Reconciliation and Expenses

Management Response
Management acknowledges the deficiency related to inadequate oversight of bank reconciliations and transaction recording, which resulted in duplicate entry and unreconciled balances. We agree that stronger internal controls and review procedures are necessary to ensure accurate financial reporting.

Corrective Action Plan
To address this finding, management will implement the following actions:

1. **Segregation of Duties**
   - Assign a single department responsibility for processing invoices and recording journal entries.
   - Ensure clear separation between transaction processing and review functions where feasible.

2. **Monthly Bank Reconciliation Procedures**
   - Require timely preparation of monthly bank reconciliations for all accounts.
   - Establish a standardized reconciliation template to ensure consistency.

3. **Management Review & Approval**
   - Implement a formal review and sign-off process by supervisory personnel for all reconciliations.
   - Require investigation and resolution of all unreconciled differences within a defined timeframe.

4. **Error Prevention Controls**
   - Introduce review checkpoints before posting large or unusual transactions to prevent duplicate entries.
   - Utilize accounting system controls (if available) to flag duplicate transactions.

5. **Training & Accountability**
   - Provide training to accounting staff on reconciliation procedures and error detection.
   - Hold responsible personnel accountable for timely and accurate completion of reconciliations.

Implementation Timeline

- Immediate implementation of review procedures (within 30 days)
- Full process standardization and staff training (within 60–90 days)

Respectfully Submitted,

Michael Johnson, FRA-RP
Executive Director

Town of Eatonville
CRA

407-623-8917
mjohnson@townofeatonville.org
307 E Kennedy Blvd,
Eatonville, FL 32751

March 25, 2026

Finding 2025-02: Capital Assets (Material Weakness)

Management Response
Management concurs with the finding that capital asset activity was not properly identified and recorded in accordance with GASB 34. The misclassification of capital expenditures as operating expenses indicates a need for improved processes and oversight.

Corrective Action Plan
Management will take the following steps to correct this issue:

1. **Capital Asset Policy Enhancement**
   - Update and formalize a capital asset policy in compliance with GASB 34.
   - Clearly define capitalization thresholds and categories (e.g., construction in progress, equipment, buildings).

2. **Project Tracking System**
   - Implement a system to track all construction in progress (CIP) and capital projects.
   - Assign responsibility for monitoring and reporting capital project costs.

3. **Reclassification Procedures**
   - Perform periodic reviews of expenditures to identify and reclassify capitalizable items.
   - Ensure proper recording of capital outlay in both governmental fund and government-wide statements.

4. **Review and Approval Controls**
   - Require supervisory review of all significant expenditures to determine proper classification.
   - Implement a checklist to distinguish between operating expenses and capital assets.

5. **Staff Training**
   - Provide training on GASB 34 requirements and capital asset accounting.
   - Reinforce understanding of proper classification and reporting.

6. **Periodic Reconciliation**
    - Reconcile capital asset records to the general ledger on a regular basis.
    - Conduct periodic internal reviews to ensure completeness and accuracy.

Implementation Timeline

- Policy update and initial training (within 60 days)
- Full implementation of tracking and review procedures (within 90 days)
- Ongoing monitoring and quarterly reviews thereafter

Respectfully Submitted,

Michael Johnson, FRA-RP
Executive Director

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
1031 West Morse Boulevard
Suite 200
Winter Park, FL 32789

407.644.7455
407.628.5277 (fax)
CRIadv.com

INDEPENDENT AUDITOR'S MANAGEMENT LETTER

The Honorable Chairman and Board of Directors
Town of Eatonville Community Redevelopment Agency
Town of Eatonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Town of Eatonville Community Redevelopment Agency (the Agency) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 30, 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, which are dated April 30, 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 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. The legal authority of the Town of Eatonville Community Redevelopment Agency is disclosed in the footnotes. The Town of Eatonville Community Redevelopment Agency has no component units.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(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 Town of Eatonville Community Redevelopment Agency 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 Town of Eatonville Community Redevelopment Agency 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 Town of Eatonville Community Redevelopment Agency. It is management's responsibility to monitor the Town of Eatonville Community Redevelopment Agency'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.

Specific Information (unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7-9, Rules of the Auditor General, the Town of Eatonville Community Redevelopment Agency reported the information below. This information has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Town of Eatonville Community Redevelopment Agency reported:

a. The total number of Agency employees compensated in the last pay period of the Agency's fiscal year as: **Five**

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year as: **None**

c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: **$137,881**

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: **$5,000**

e. Each construction project with a total cost of at least $65,000 approved by the Agency that is scheduled to begin on or after October 1 of the following fiscal year being reported, together with the total expenditures for such projects as: **Two, $3,700,000**

f. 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 Agency amends a final adopted budget under Section 189.016(6), Florida Statutes: **See Page 26**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Town of Eatonville Community Redevelopment Agency reported:

a. The millage rate or rates imposed by the Agency: **7.2938**

b. The total amount of ad valorem taxes collected by or on behalf of the Agency: **$ 350,500**

c. The total amount of outstanding bonds issued by the Agency and the terms of such bonds: **None**

Information required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General: The Town of Eatonville Community Redevelopment Agency has not imposed any special assessments and therefore no reporting is required by Section 218.39(3), Florida Statutes.

Property Assessed Clean Energy (PACE) Programs (Unaudited)

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the City did not operate a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the Agency's geographical boundaries during the fiscal year under audit.

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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

In connection with our audit, the Agency did not submit its annual budget or amended budget for fiscal year 2025 to the Orange County Board of County Commissioners within 10 days after the adoption of such budget.

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 Agency's Board Members, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

Orlando, Florida
April 30, 2026

THIS PAGE IS INTENTIONALLY LEFT BLANK.

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
1031 West Morse Boulevard
Suite 200
Winter Park, FL 32789

407.644.7455
407.628.5277 (fax)
CRIadv.com

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES

The Honorable Chairman and Board of Directors
Town of Eatonville Community Redevelopment Agency
Town of Eatonville, Florida

We have examined the Town of Eatonville Community Redevelopment Agency's (the Agency) compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2025. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency 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 obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2025.

This report is intended solely for the information and use of the Agency's Board, management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

Orlando, Florida
April 30, 2026

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
1031 West Morse Boulevard
Suite 200
Winter Park, FL 32789

407.644.7455
407.628.5277 (fax)
CRIadv.com

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH REDEVELOPMENT TRUST FUND

The Honorable Chairman and Board of Directors
Town of Eatonville Community Redevelopment Agency
Town of Eatonville, Florida

We have examined the Town of Eatonville Community Redevelopment Agency's (the Agency) compliance with the requirements of Section 163.387(7) and (8), Florida Statutes, Redevelopment Trust Fund Policies, during the year ended September 30, 2025. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency 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 obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

Our examination disclosed the following noncompliance with Section 163.387(7)(b), Florida Statutes, applicable to the Town of Eatonville Community Redevelopment Agency during the fiscal year ended September 30, 2025:

> The Agency did not submit its annual or amended budget for fiscal year 2025 to the Orange County Board of County Commissioners within 10 days after the adoption of such budget.

In our opinion, the Agency complied, in all material respects, with the requirements of Sections 163.387(7) and 163.387(8), Florida Statutes, *Redevelopment Trust Fund*, during the year ended September 30, 2025, except for as noted in the paragraph above.

This report is intended solely for the information and use of the Agency's Board, management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

Orlando, Florida
April 30, 2026

Town of Eatonville
CRA

407-623-8917

mjohnson@townofeatonville.org

307 E Kennedy Blvd,
Eatonville, FL 32751

July 1, 2026

401 Claude Pepper Building
111 West Madison Street
Tallahassee, FL 32399-1450

Re: June 19, 2026 Correspondence

Dear Gina Bailey, CPA (Audit Supervisor)

On behalf of the Town of Eatonville Community Redevelopment Agency (CRA), this letter is submitted in response to your directive dated June 19, 2026, regarding the status of corrective action for repeat audit finding 2022-2023 and 2023-2024. Also, see the referenced the auditor's finding on page 38 and 41 of the Agency's 2024-2025 audit report response:

Explanation of Non-Compliance
The CRA acknowledges that the FY 2022–2023; 2023-2024 and 2024-2025 budgets, was not submitted within the statutory 10-day requirement. The delay in submission was administrative in nature and attributable to internal processing and coordination timelines during the budget finalization period. While the budget was properly adopted in accordance with Florida Statutes, the transmittal to Orange County occurred after the required timeframe.

Respectfully submitted,

Michael Johnson, FRA-RP
CRA Executive Director

cc: Ruthi Critton, Mayor /Chair
Katrina Gibson, Finance Director
Paula Bradshaw, Fiscal Coordinator
Greg Jackson, CRA General Counsel
Heather Mosier, CPA