

CITY OF ST. CLOUD, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED
SEPTEMBER 30, 2025



ANNUAL
COMPREHENSIVE FINANCIAL REPORT
OF THE
CITY OF ST. CLOUD, FLORIDA
FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2025

PREPARED BY THE
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INTRODUCTORY SECTION

**CITY OF ST. CLOUD, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

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CITY OF ST. CLOUD, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT YEAR ENDED SEPTEMBER 30, 2025

LISTING OF CITY OFFICIALS

ELECTED AND APPOINTED OFFICIALS

Mayor

Christian B. Robertson

Deputy Mayor

Ken Gilbert

Council Member

Kolby Urban

Council Member

Shawn Fletcher

Council Member

Jennifer A. Paul

City Manager

Veronica Miller

DEPARTMENTAL OFFICIALS

Deputy City Manager

Scott Davidoff

Finance Director

Jeff Cooper

Information Technology Director

Roberto Smith

City Clerk

Ivy Llauro

Human Resources and Risk Management Director

Justin Kluesner

Fire Chief

Jason Miller

Community Development Director

Melissa Dunklin

Building Director

Robert A. Deatherage

Parks and Recreation Director

Stephanie Holtkamp

Procurement Services Director

Leslie Flores

Public Safety Administrator and Chief of Police

Doug Goerke

Public Works Director

Kevin Felblinger

Economic Development Director

Antranette Forbes

Strategic Initiative Administrator

Abismael Abreu

Communications Director

Maryemma Bachelder



March 25, 2026
 To the Honorable Mayor
 and Members of the City Council, and Citizens
 City of St. Cloud, Florida
 1300 Ninth Street
 St. Cloud, FL 34769

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It is my pleasure to present the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025. State law, in accordance with the Florida Statutes 218.32; Chapter 10.550, Rules of the Auditor General, and Section 3.12 of the City Charter, requires that every general-purpose local government publish within six months of the close of each fiscal year or receive an extension for a complete set of audited financial statements.

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The ACFR is presented in four sections. The introductory section includes this Transmittal Letter and an organizational chart for the city. The financial section includes the Independent Auditor's Report, Management's Discussion and Analysis (MD&A), audited city wide and fund financial statements and notes thereto and required supplementary information. The Statistical Section sets forth the selected unaudited economic, financial trend, and demographic information for the City of St. Cloud on a multi-year basis. The compliance section includes other information and reports required by Florida Statutes and OMB Circular A-133 when applicable.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls that it has established for that purpose, because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable (rather than absolute) assurance that the financial statements are free of any material misstatements.

Purvis Gray and Company, LLP has issued an unmodified opinion on the City of St. Cloud's financial statements for the fiscal year ended September 30, 2025. GASB Statement No. 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments, requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of MD&A. This letter of transmittal is designed to complement the MD&A and should be read in conjunction.

Profile of the Government

The City of St. Cloud, incorporated in 1911, is located in the southeastern central part of Central Florida, which is considered to be part of the Orlando-Kissimmee-Sanford metropolitan area. The City currently occupies 35.60 square miles and serves a population of 71,242 based on 2025 estimates from the University of Florida Bureau of Economic and Business Research (BEBR). The City of St. Cloud is empowered to levy a property tax on both real and personal property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

The City of St. Cloud has operated under the Council-Manager form of government since January 16, 1925. On November 18, 1929, two new commissioners (Council Members) were added and the managerial form of government was voted to be changed to a strong Mayor-Council form of government, and the Mayor was elected by the Council Members. The City of St. Cloud was one of the first cities in the state to adopt this form of government. Then in 1965, the city once again adopted the Council-Manager form of government. Policy making and legislative authority are vested in a governing Council consisting of the Mayor and four other members, all elected on a nonpartisan basis. The Council appoints the City Manager, who, in turn, appoints the heads of the various departments. The Mayor and all Council Members are elected at large for four year terms starting with the first election held in 2012.

The City of St. Cloud provides a full range of services, including police and fire protection, emergency medical services, the construction and maintenance of sidewalks, highways, streets, traffic signalization, planning and zoning, building permit and building maintenance, parks and recreational facilities, cultural facilities and general administration services.

In addition to general government activities, certain services are provided through separate enterprise funds and the City Council governs their operations, in essence, as departments of the City of St. Cloud. The enterprise operations of the city are stormwater and refuse collection and transfer station operations and are an integral part of the City of St. Cloud's financial statements.

The City Council adopts the annual budget prior to the beginning of the fiscal year and amends it during the year when events and/or circumstances warrant it. The Council may amend the budget by resolution no later than 60 days after the close of the fiscal year (F.S. 166.241). This annual budget serves as the foundation for the City of St. Cloud's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). With the City Manager's approval, department heads may transfer resources within a department as they see fit; however, transfers between departments requires a budget amendment by resolution through the governing council.

Local Economy

The City of St. Cloud's economy continues to grow at a steady rate. New home construction serves as an economic indicator within the City's service area. The strong positive contribution from property taxes combined with existing values results both from market conditions and current property tax law. Some of the market value increase is a result of larger single-family homes (in terms of square footage) and increases in land costs. In addition, the median home cost in St. Cloud is approximately \$380,000 similar to the previous year. Home appreciation over the last 10 years has averaged 10%+ annually. In fiscal year 2025, 1,583 new home permits were issued, which was 18% more than the prior year primarily due to continued strong growth. Business tax receipts decreased slightly from the previous fiscal year.

Unemployment rates for Osceola County were very low at 2.9% in December 2025 with the City of St Cloud's median household income of \$76,172 which remains stable from last year.

Although the City is not yet a top tourist spot in Central Florida, it is in close vicinity to nine out of the ten top Florida theme parks including Disney's Magic Kingdom, EPCOT, Animal Kingdom, Islands of Adventure, Universal Studios, Sea World, and many others. Many of our visitors enjoy other activities St. Cloud has to offer such as boat tours, Reptile World, Peghorn Nature Park, a prestigious golf course, the historic downtown area, and a beautiful lakefront park with a beach.

Long-term Financial Planning

The City aggressively seeks out Federal, State, and other operating and capital grants to leverage fund balances by reducing the amount of direct city funding for various programs. Highlights of grants received for fiscal year 2025 include: The COPS Hiring Program (CHP), Law Enforcement Drones, Electric Motorcycles, and a Ballistic Vest Grant. Capital and operating grant totals by function, which include impact fees, can be found in the Statement of Activities of this Annual Financial Report.

Revenue generation is largely influenced by overall economic conditions. Revenues consist of taxes, user fees, shared revenues, and other financing sources. Management is diligent in their efforts to diversify revenue streams and use resources effectively to protect fund balance while maintaining efficient service levels for our citizens and stake holders. Management will also continue to budget and manage all resources in the most cost-effective manner.

Major Initiatives

The City issued \$80M+ in debt to complete critical Public Safety projects including Public Safety Complex – Phase I, Fire Station 35, Fire Station 36 and Fire Headquarters,. Two Parks & Recreation projects were also funded including 17th Street Ballfields and Hopkins Park.

Construction projects completed during fiscal year 2025 include: Fire Headquarters, Fire Training Facility, Florida Avenue Renovations, The Ranch Renovations, and the Lakefront Pathway Improvements.


Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of St. Cloud for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024. In order to be awarded a Certificate of Achievement, the government had to publish an easily readable and efficiently organized ACFR that 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 that our current 2025 ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not have been accomplished without the professionalism and dedication demonstrated by the Finance Department and all members of the various departments who assisted and contributed to the preparation of this report. In addition, thanks go to Mayor and City Council for continuous unwavering support in maintaining the highest standards of professionalism in the management of the City of St. Cloud's finances. This ACFR reflects management's commitment to the citizens of the City of St. Cloud and the financial community to maintain financial statements in conformance with the highest standards of financial accountability.

Respectfully submitted,



Veronica Miller,

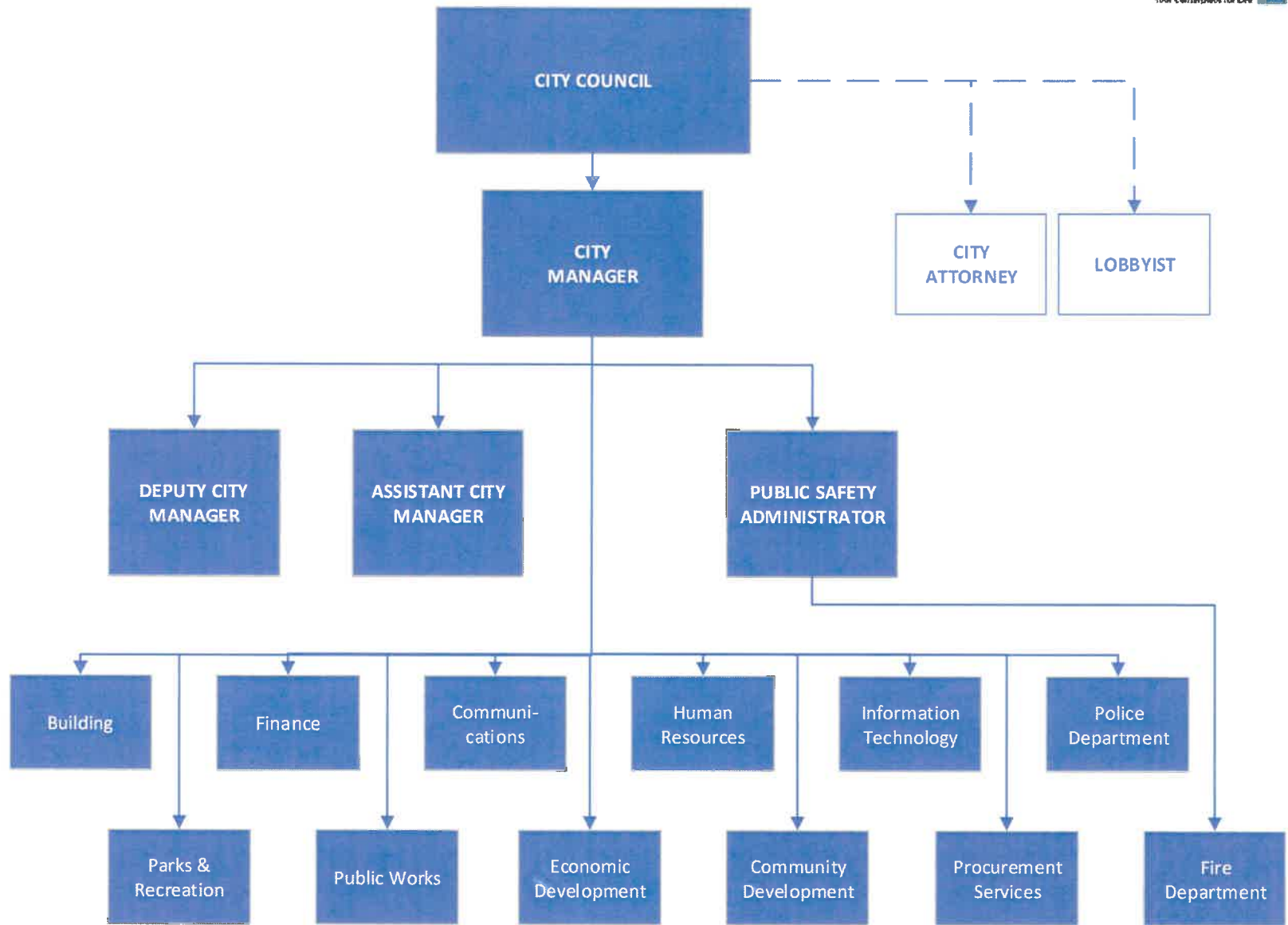
City Manager



Jeffrey M. Cooper, CGFO

Finance Director

**CITY OF ST. CLOUD
DEPARTMENT ORG CHART**





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of St. Cloud
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION

This Section Contains The Following Subsections:

REPORT OF INDEPENDENT AUDITORS
MANAGEMENT'S DISCUSSION AND ANALYSIS
BASIC FINANCIAL STATEMENTS
NOTES TO FINANCIAL STATEMENTS
REQUIRED SUPPLEMENTARY INFORMATION
SUPPLEMENTAL INFORMATION

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Cloud, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City'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, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows, thereof 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 City 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 described in Note 1 to the financial statements, the City adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 101, *Compensated Absences*. 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; this includes 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.

CERTIFIED PUBLIC ACCOUNTANTS

Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Tampa

purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

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 City'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 City'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 City'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, major fund budgetary comparison schedules, the Schedule of Change in Other Postemployment Benefits (OPEB) Liability and Related Ratios, the Schedules of Changes in the Employers'

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

Net Pension - Liability and Related Ratios, the Schedules of Employer Contributions, and the Schedules of Investment Returns, as listed in the table of contents, 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 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund financial statements, budgetary schedules, and Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements as listed on the table of contents. 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 combining and individual non-major fund financial statements, budgetary schedules, and the Schedule of Expenditures of Federal Awards 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 and statistical sections but does not include the basic financial statements and our auditor's 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.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2026, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is 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 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 City's internal control over financial reporting and compliance.

Purvis Gray

March 25, 2026
Ocala, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section in the Annual Comprehensive Financial Report has been developed in accordance with Governmental Accounting Standards Board (GASB) Statement Number 34 (GASB 34). It is intended to provide the readers of this report with a general overview and analysis of the financial activities of the City of St. Cloud, Florida (the City) for the fiscal year ended September 30, 2025.

Management's Discussion and Analysis (MD&A) is designed to focus on the current fiscal year activities, resulting changes, and currently known facts. Please read it in conjunction with additional information in the Transmittal Letter, the financial statements, and notes to the financial statements.

Financial Highlights

The City is in acceptable financial condition. For the year ended September 30, 2025:

- The City's total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$515.1 million (net position). Of this amount, \$436.5 million was from governmental activities and \$78.6 million was from business-type activities.
- Unrestricted net positions for governmental and business activities, respectively, were (\$3.7) and \$6.0 million.
- The City's revenues for governmental funds, excluding transfers, were \$107.8 million. The expenditures for governmental funds were \$107.9 million.
- The business-type activities of the City had total operating revenues of \$30.0 million and total expenses of \$26.7 million before transfers.
- At the close of fiscal year 2024-2025, the governmental funds reported combined ending fund balances of \$188.2 million, an increase of \$70.4 million in comparison with the prior fiscal year. Approximately \$14.3 million or 7.6% of this total amount is available for spending at the government's discretion (*unassigned fund balance*).
- The City's long-term debt increased by \$56.9 million. Long-term debt for governmental activities increased by \$60.5 million. Long-term debt of business-type activities decreased \$3.6 million due to the final legal closure of the Stevens Plantation Special District.

Overview of the Financial Statements

The *Introductory Section* of the report includes the letter of transmittal, a list of City officials, an organizational chart, and a copy of last fiscal year's Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.

The *Financial Section* of the report includes the Independent Auditor's Report, this MD&A, the basic financial statements, required supplementary information, and combining and individual fund statements and schedules.

The *MD&A* is prepared by management and is intended to serve as an introduction to the basic financial statements. It is written to provide an objective and easily readable analysis of the City's financial activities and a summary of basic financial information for the City.

The Basic Financial Statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements

MANAGEMENT'S DISCUSSION AND ANALYSIS

In addition to the Basic Financial Statements, the *Financial Section* also includes the following sections:

- Required Supplementary Information
- Combining and Individual Fund Statements and Schedules (see Supplemental Information Tab)

After the *Financial Section*, other information about the City and its physical and financial environment is available in the *Statistical and Compliance Sections*.

Government-Wide Financial Statements

The government-wide financial statements are the statement of net position and the statement of activities. This summary information is designed to provide a broad overview of the City as a whole that is similar to private sector financial statements. The *government-wide financial statements* categorize the City's financial information as governmental or business-type, and the emphasis is on the change in net position. Governmental activities are primarily supported by property taxes, sales and other taxes, federal and state grants, transfers from the proprietary funds, and state shared revenues. Business-type activities are supported by charges to the users of services. Charges and fees are intended to recover all or a significant portion of costs.

The statement of net position shows the total assets, deferred outflow of resources, liabilities, and deferred inflows of resources for the City. Net position is sub-divided into three categories:

- Net Investment in Capital Assets
- Restricted
- Unrestricted

The statement of activities presents information on all revenues and expenses of the City and the change in net position. Revenues and expenses are reported by major function and program. Governmental activities financed by the city include public safety, physical environment, transportation, culture and recreation, and general government services. Business-type activities financed by user fees and charges include storm water, sanitation utilities, and the building department operations.

Fund Financial Statements

The fund financial statements follow the government-wide financial statements and are expanded under the GASB 34 reporting model. 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 City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City categorizes funds into three basic fund types: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

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

Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it may be useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This comparison highlights the long-term impact of the City's *near-term* financial decisions.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances offer a reconciliation to assist with this comparison.

The City maintains thirteen individual governmental funds. The General Fund and six other funds are major funds in this group. The other six governmental funds have been combined into a single, aggregated presentation as non-major funds. Data for each individual non-major governmental fund is provided via the combining statements elsewhere in this report.

Proprietary Funds

The City's *Proprietary Funds* fall into two categories - *Enterprise Funds* and *Internal Service Funds*. The proprietary fund financial statements provide separate information for the City's three major enterprise funds, as they are considered major funds. In addition, the City has three non-major enterprise funds, which are aggregated in a separate column. None of the internal service funds are major funds; so data for internal service funds are aggregated in a separate column. In addition, because the internal service funds represent activities that predominately satisfy internal governmental needs, the balance sheet and other data are included as *governmental activities*, not business-type activities, in the government-wide financial statements.

The City's *Enterprise Funds* are the basis for the business-type activities information in the government-wide financial statements. The proprietary fund statements provide more detail about individual enterprise fund operations. The City uses enterprise funds to account for its sanitation and stormwater utilities, as well as the non-major enterprise fund, the building department. The City's water and sewer utilities are managed by the Toho Water Authority (TWA).

Internal Service Funds are an accounting device used to accumulate and allocate costs internally among some of the City's various functions. Included in the internal service fund group are the City's Self Insurance Funds. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report and is included in the governmental rather than business-type activities category in the government-wide financial statements.

Fiduciary Funds

Fiduciary Funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has two pension trust funds to account for the General Employee Retirement System and the Police Officers' and Firefighters' Retirement System. The basic fiduciary fund financial statements can be found after the basic proprietary fund financial statements.

Notes to Financial Statements

The notes provide additional information that is essential to a complete understanding of the data provided in both the government-wide and fund financial statements. The notes to the financial statements are the last section of the Basic Financial Statements.

Other Information

Required Supplementary Information (RSI) is the next section in this report. In the City's case, RSI schedules show the changes in net position and employer contributions for the City's employee pension funds and a schedule of funding progress for other postemployment benefits.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The *Combining and Individual Fund Statements and Schedules* section includes combining and individual fund statements for non-major and other funds, and various other statements and schedules of interest to the reader.

The *Statistical Section* presents information designed to give users a better historical perspective and to assist readers in assessing current financial status and trends of the governmental unit. Economic information is presented to allow a broader understanding of the financial and social environment in which the City government operates.

The *Compliance Section* contains various reports and schedules with information about the City's internal control, federal and state grants, and any additional comments from the auditors.

Government-Wide Financial Analysis

Net Position

The statement of net position and the concept of net position are useful indicators of a governmental entity's financial health and stability. In the case of the City, total assets (current and capital) plus deferred outflows of resources exceeds total liabilities (current and long-term) and deferred inflows of resources by \$515.1 million.

The City has positive balances in the categories of net position-net investment in capital assets and restricted; however, the unrestricted presents a negative balance (\$3.7 million) due to a large increase in amounts dedicated to capital projects. The City's combined net position increased by \$32.5 from the amount previously reported at the end of fiscal year 2024. Governmental activities are responsible for an increase of \$18.3 million, while the business-type activities are responsible for an increase of \$14.2 million. In *Governmental Activities Funds*, the unrestricted net position decreased by \$3.2 million. The *Business-Type Activities Funds* unrestricted net position increased by \$5.3 million and the restricted net position increased by \$1.0 million.

The following schedule provides a comparative summary of net position for the City for fiscal years 2024 and 2025. For more details, see the statement of net position in the Basic Financial Section of this report immediately following this MD&A.

City of St. Cloud's Net Position

| | Governmental Activities | | Business-Type Activities | | Total | |
|----------------------------------|----------------------------|-----------------------|-----------------------------|----------------------|-----------------------|-----------------------|
| | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 |
| Current and Other Assets | \$ 133,075,001 | \$ 207,411,456 | \$ 15,279,757 | \$ 18,313,347 | \$ 148,354,758 | \$ 225,724,803 |
| Capital Assets | 377,567,924 | 392,615,918 | 59,113,629 | 67,169,526 | 436,681,553 | 459,785,444 |
| Total Assets | <u>510,642,925</u> | <u>600,027,374</u> | <u>74,393,386</u> | <u>85,482,873</u> | <u>585,036,311</u> | <u>685,510,247</u> |
| Deferred Outflows | 11,330,522 | 12,217,629 | 868,760 | 1,021,144 | 12,199,282 | 13,238,773 |
| Long-Term Liabilities | 82,687,629 | 147,366,454 | 7,366,176 | 3,710,069 | 90,053,805 | 151,076,523 |
| Other Liabilities | 8,908,773 | 11,987,499 | 3,030,600 | 2,914,178 | 11,939,373 | 14,901,677 |
| Total Liabilities | <u>91,596,402</u> | <u>159,353,953</u> | <u>10,396,776</u> | <u>6,624,247</u> | <u>101,993,178</u> | <u>165,978,200</u> |
| Deferred Inflows | 12,161,777 | 16,345,120 | 476,028 | 1,329,358 | 12,637,805 | 17,674,478 |
| Net Position: | | | | | | |
| Net Investment in Capital Assets | 338,335,532 | 340,453,865 | 59,081,540 | 66,953,842 | 397,417,072 | 407,407,707 |
| Restricted | 80,302,718 | 99,765,000 | 4,659,344 | 5,645,467 | 84,962,062 | 105,410,467 |
| Unrestricted | (422,982) | (3,672,935) | 648,458 | 5,951,103 | 225,476 | 2,278,168 |
| Total Net Position | <u>\$ 418,215,268</u> | <u>\$ 436,545,930</u> | <u>\$ 64,389,342</u> | <u>\$ 78,550,412</u> | <u>\$ 482,604,610</u> | <u>\$ 515,096,342</u> |

MANAGEMENT'S DISCUSSION AND ANALYSIS

By far the largest portion of the City's net position is *investment in capital assets* (less any related outstanding debt used to acquire those assets). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital asset themselves cannot be used to liquidate debt.

The City's net position is also grouped as *restricted* and *unrestricted*. Restricted net position is subject to restrictions on how they may be used. Unrestricted net position may be used to meet the government's ongoing obligations to citizens and creditors.

The statement of activities reconciles and links net position to the sources of changes in net position. Program revenues and expenses are presented by function and with their positive or negative effect on net position. General revenues and transfers, and their effect on net position, are shown separately. The statement of activities combines the effects of all revenues, expenses, and transfers to calculate net position by governmental activities, business-type activities, and in total. The schedule below provides a comparative summary of activities and the changes in net position for the City for the fiscal years ended September 30, 2024 and 2025.

City of St. Cloud's Changes in Net Position

| | Governmental | | Business-Type | | Total | |
|--|-----------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|
| | Activities | | Activities | | | |
| | 2024 | 2025 | 2024 | 2025 | 2024 | 2025 |
| Revenues: | | | | | | |
| Program Revenue: | | | | | | |
| Charges for Services | \$ 24,527,910 | \$ 28,665,422 | \$ 25,400,478 | \$ 30,000,332 | \$ 49,928,388 | \$ 58,665,754 |
| Operating Grants and Contributions | 1,632,124 | 1,348,567 | - | - | 1,632,124 | 1,348,567 |
| Capital Grants and Contributions | 29,228,585 | 29,920,009 | 13,336,033 | 8,473,250 | 42,564,618 | 38,393,259 |
| General Revenues: | | | | | | |
| Property Taxes | 22,276,252 | 25,792,494 | - | - | 22,276,252 | 25,792,494 |
| Other Taxes | 25,630,764 | 26,219,367 | - | - | 25,630,764 | 26,219,367 |
| Other Revenues | 7,951,660 | 6,528,641 | 691,364 | 533,532 | 8,643,024 | 7,062,173 |
| Total Revenues | <u>111,247,295</u> | <u>118,474,500</u> | <u>39,427,875</u> | <u>39,007,114</u> | <u>150,675,170</u> | <u>157,481,614</u> |
| Expenses: | | | | | | |
| General Government | 17,372,818 | 18,253,495 | - | - | 17,372,818 | 18,253,495 |
| Public Safety | 39,756,812 | 47,947,426 | - | - | 39,756,812 | 47,947,426 |
| Transportation | 8,209,173 | 9,362,735 | - | - | 8,209,173 | 9,362,735 |
| Parks and Recreation | 9,214,147 | 10,192,275 | - | - | 9,214,147 | 10,192,275 |
| Other Operating | 1,031,057 | 964,320 | - | - | 1,031,057 | 964,320 |
| Utility System | 13,092,803 | 9,618,139 | - | - | 13,092,803 | 9,618,139 |
| Electric System | 2,173,251 | 375,457 | - | - | 2,173,251 | 375,457 |
| Interest and Fees | 1,117,297 | 2,416,607 | - | - | 1,117,297 | 2,416,607 |
| Sanitation Utility | - | - | 15,497,075 | 18,360,419 | 15,497,075 | 18,360,419 |
| Stormwater Utility | - | - | 3,669,600 | 4,790,154 | 3,669,600 | 4,790,154 |
| Special District | - | - | 267,159 | - | 267,159 | - |
| Building Department | - | - | 3,029,908 | 3,527,918 | 3,029,908 | 3,527,918 |
| Total Expenses | <u>91,967,358</u> | <u>99,130,454</u> | <u>22,463,742</u> | <u>26,678,491</u> | <u>114,431,100</u> | <u>125,808,945</u> |
| Increase in Net Position | | | | | | |
| Before Transfers | 19,279,937 | 19,344,046 | 16,964,133 | 12,328,623 | 36,244,070 | 31,672,669 |
| Special Item | - | - | - | 4,483,256 | - | 4,483,256 |
| Transfers | 2,693,508 | 2,309,836 | (2,693,508) | (2,309,836) | - | - |
| Changes in Net Position | 21,973,445 | 21,653,882 | 14,270,625 | 14,502,043 | 36,244,070 | 36,155,925 |
| Net Position - Beginning (2025 restated) | 396,241,823 | 414,892,048 | 50,118,717 | 64,048,369 | 446,360,540 | 478,940,417 |
| Net Position - Ending | <u>\$ 418,215,268</u> | <u>\$ 436,545,930</u> | <u>\$ 64,389,342</u> | <u>\$ 78,550,412</u> | <u>\$ 482,604,610</u> | <u>\$ 515,096,342</u> |

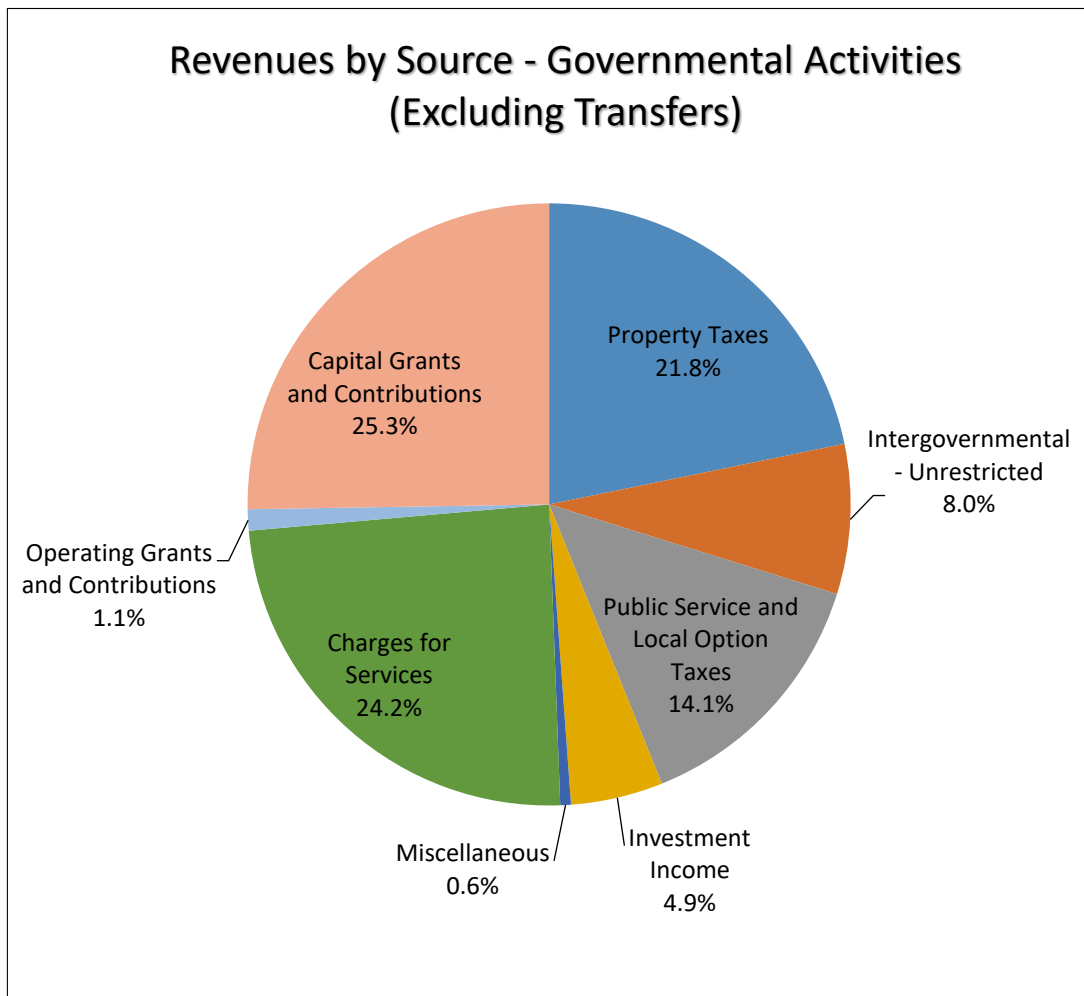
MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental Activities

Net position of the City's governmental-type activities increased by \$21.6 million from the amount previously reported at the end of fiscal year 2024. The City's major revenue sources, including property taxes, sales tax, and intergovernmental sources increased from 2024 to 2025. The Orlando Metropolitan Area continues to be one of the fastest growing regions in the United States and more so residential growth versus commercial is occurring within the City limits. Total taxable property value increased by 17.1% from 2024 to 2025, reflecting the high demand for housing and development in the City. Discretionary sales surtax revenues increased a modest 0.8% from 2024 to 2025.

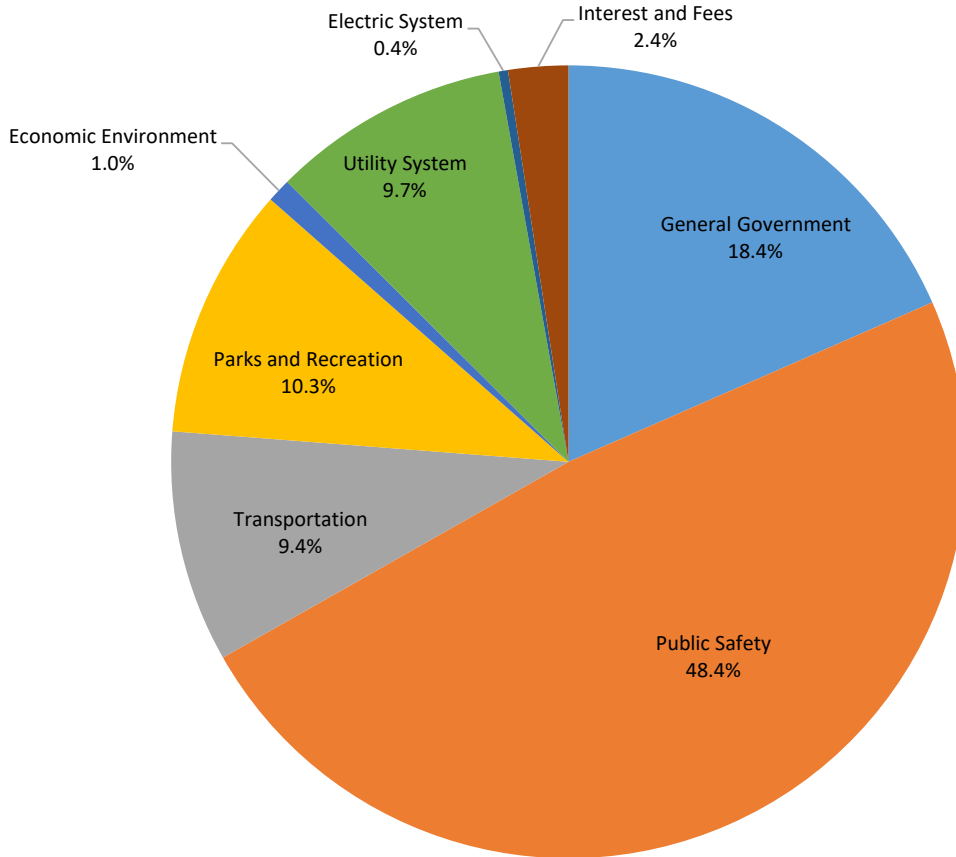
The majority of Governmental Activities revenues and expenses experienced modest increases. However, investment income decreased as interest rates declined slightly from 2024 to 2025.

The following graphs provide an analysis of the City's revenue sources for governmental activities by type, and its governmental activities expenses by function:

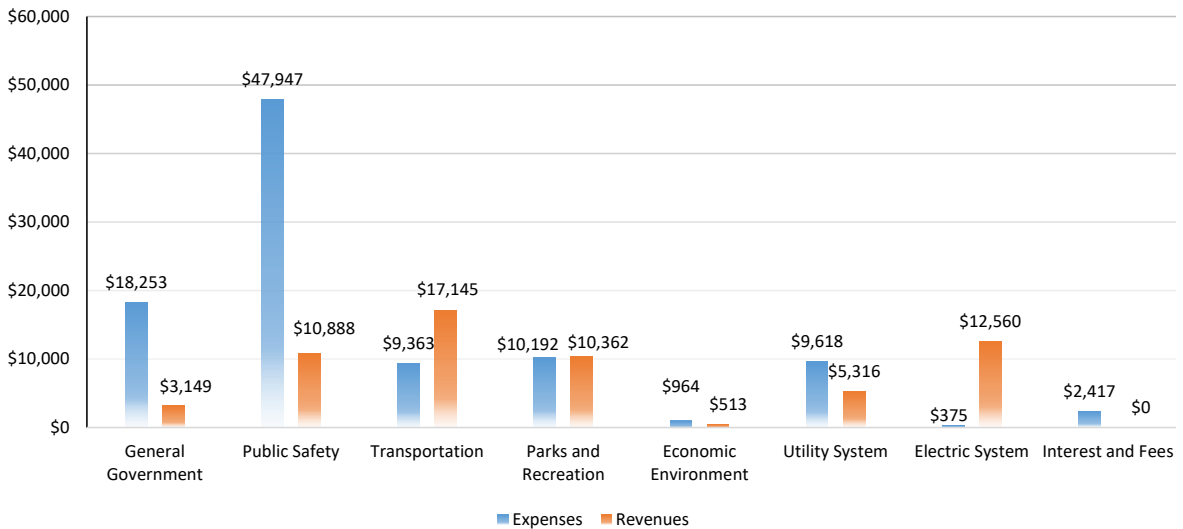


MANAGEMENT'S DISCUSSION AND ANALYSIS

Expenses by Function - Governmental Activities



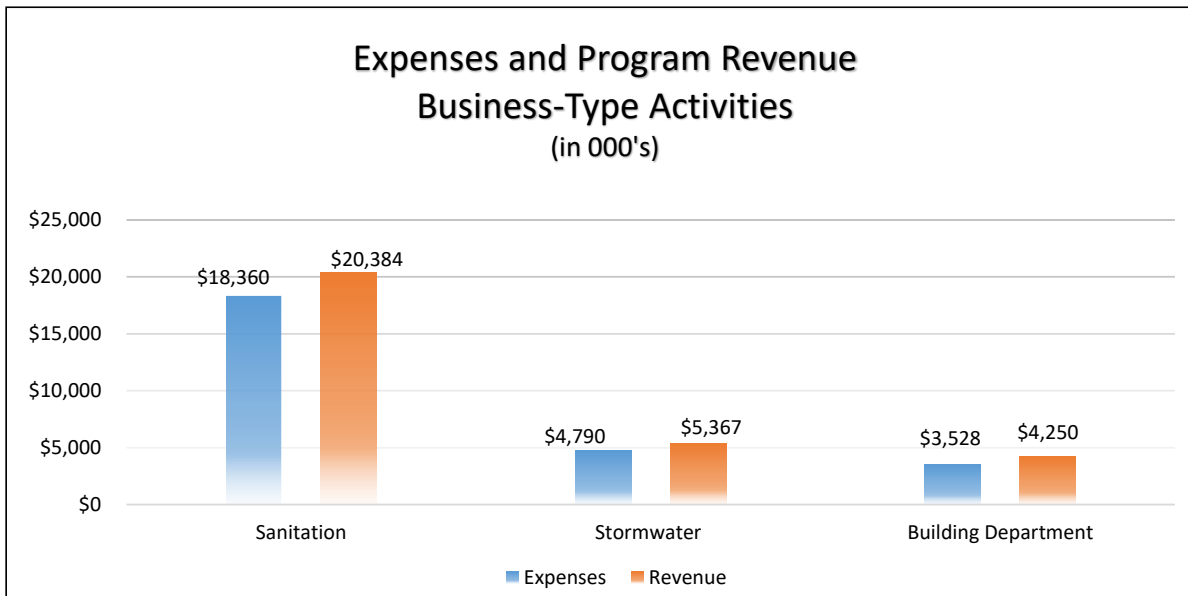
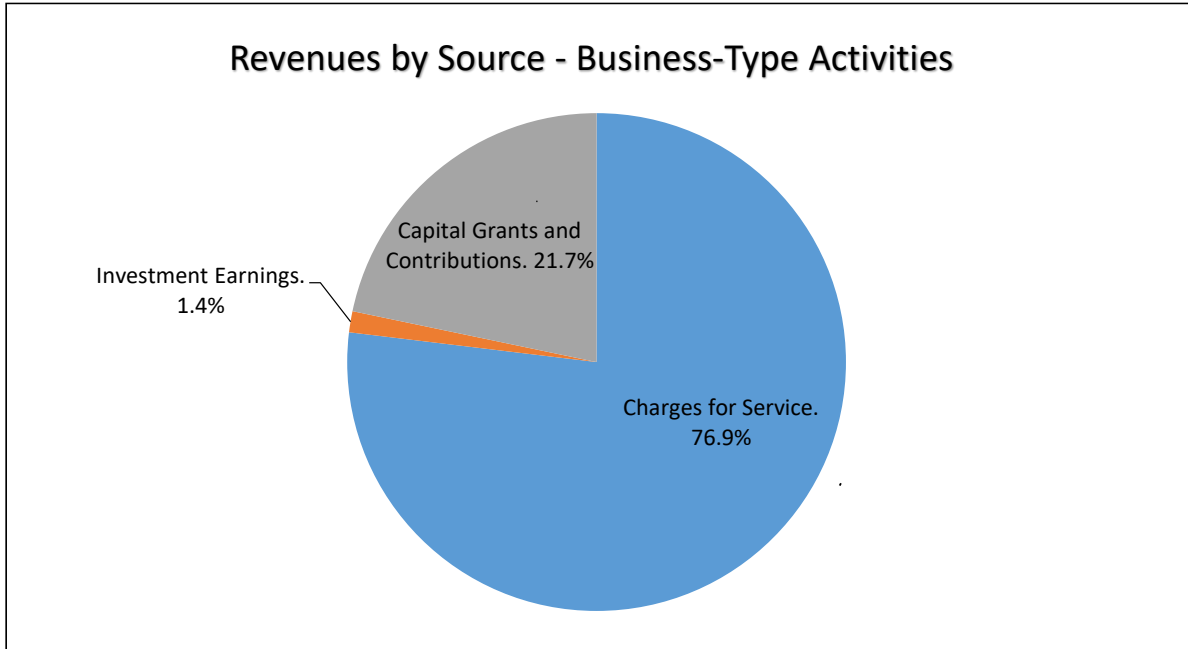
Expenses and Program Revenue - Governmental Activities
(in 000's)



MANAGEMENT’S DISCUSSION AND ANALYSIS

Business-Type Activities

Net position of the City’s business-type activities showed a total increase of \$14.5 million from the amounts previously reported at the end of fiscal year 2024. This was due to \$8.5 million from Contribution in Aid of Construction and \$4.6 million in charges for services. The following graphs provide an analysis of the City’s business-type activity expenses by function:



Financial Analysis of the City’s Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental Funds

As of the end of fiscal year 2025, the City's *governmental funds* reported combined ending fund balances of \$188.2 million, an increase of \$70.4 million from the prior year. Total governmental revenue of \$107.8 million increased by \$6.8 million from the previous year, due to increases in taxes and charges for services. Total governmental expenditures showed an increase of \$13.3 million. The major increases were for Public Safety at \$7.3 million, Capital Outlay at \$2.6 million, and Interest and Fees at \$1.3 million.

The governmental fund balances of \$188.2 million are available for spending, subject to regulatory, statutory, and budgetary restrictions. Of the available balance, \$14.3 million or 7.6% is unassigned; the remainder of the fund balance is non-spendable or restricted and not available for new spending because the funds have already been committed by law or covenant. Major commitments for specific purposes are as follows:

- \$162.4 million Restricted Use
- \$9.2 million Assigned
- \$1.4 million Non-Spendable
- \$0.8 million Committed

The **General Fund** is the City's major governmental fund. As of September 30, 2025, its fund balance was \$21.7 million with \$14.4 million of that unassigned. This was a \$1.2 million increase in unassigned fund balance primarily due to decreased usage of unassigned fund balance in the subsequent year's annual budget. The City continues to maintain a prudent spending strategy to increase unassigned fund balance to be well prepared for future funding needs particularly in the area of Public Safety.

The **OUC Interlocal Agreement Fund** is an agreement with the Orlando Utility Commission (OUC) to manage the City's electric utility and calls for annual revenue-based payments to the City equal to 9.5% of sales, and such funds can be used for any legally authorized purpose. For the fiscal year 2025, the OUC fund balance had a net increase of \$112.0 thousand and reported an ending fund balance of \$2.7 million.

The **Mobility Impact Fee Fund** was added in May 2017 by Ordinance. Mobility Impact fees act as traffic impact fees but with more flexibility to include other projects other than road capacity such as trails. Fees were increased in June 2025. As of September 30, 2025, the Mobility Impact Fee fund balance was \$14.5 million. This was a decrease of \$1.9 million over the previous year, which is due to continuing work of qualifying projects.

The **One Percent Surcharge Fund** accounts for taxes from a county-wide one percent local sales tax on the first \$5,000 of a retail transaction in which the City receives 9.5% of the revenue collected in Osceola County after the School Board receives its portion. As of September 30, 2025, the One Percent Surcharge fund balance was \$3.4 million, which is a \$1.0 million increase from the previous year. This fund continues to support equipment and infrastructure replacement throughout the City.

The **Parks Impact Fee Fund** had an overall fund balance increase of \$5.0 million primarily due to Parks Impact Fees received from Osceola County from previous agreements. The ending fund balance was \$15.6 million which will be utilized for new future parks, park expansions, and new trails.

The **Police and Fire Impact Fees Funds** had an overall fund balance increase of \$1.8 million. The ending fund balance of \$6.7 million will be used for the purchase of two new fire engines, a mobile command center, and to repay debt for the Public Safety Complex and new Fire Stations.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The **Capital Projects Fund** is used to account for and report financial resources that are used to build or rebuild the City's infrastructure assets used by the departments other than Stormwater or Sanitation. For the fiscal year 2025, the Capital Projects funds balance had a net increase of \$65.2 million with an ending fund balance of \$120.0 million. The primary source of the increase was \$80.4 million in debt proceeds, which will fund the Public Safety Complex – Phase I, two new Fire Stations, Hopkins Park – Phase I, and the 17th Street Ballfields project as well as the City property purchase on Progress Lane which is now being utilized by the Fire, Police, Public Works, and Parks & Recreation departments.

Proprietary Funds

The City's Enterprise Funds generate revenues and expenses that are shown as business-type activities in the government-wide financial statements. At the fund level, Enterprise Funds have an unrestricted net position of \$6.0 million. Of this amount, the Sanitation Fund has \$1.2 million, the Stormwater Fund has \$4.6 million, and the Stevens Plantation Fund has \$0.2 million.

There was an increase in the total net position of the Enterprise Funds of \$14.5 million in the current fiscal year. This was primarily a result of an \$8.4 million increase in Capital Grants and Contributions and a \$4.6 million increase in charges for services.

The Internal Service Funds (a category of the City's proprietary funds) are an accounting device used to accumulate and allocate costs internally among some of the City's various functions. At the fund level, they have a total net position of \$1.7 million in the current fiscal year as compared to \$1.1 million reported at the end of fiscal year 2024. There have been adjustments in rates and other measures enacted to allow the Internal Service Fund to recover the cost of services they provide.

General Fund Budgetary Highlights

The General Fund original budget was amended to increase expenditures (excluding transfers) by \$4.8 million. Estimated revenues (excluding transfers) were increased by \$1.3 million when compared to the original budget.

The notable variances for revenues were: higher than expected collections of special assessments which can be attributed to the City's continued strong growth in both the residential and commercial sectors and interest earnings exceeded estimates by over 71% which was due to 2025 being a period of rising interest rates which benefited our investment portfolio.

The notable variances for expenditures were: position vacancies due to normal staff turnover throughout the fiscal year and open encumbrances at the end of the fiscal year which will be expected to be expended in fiscal year 2025/2026. The City expended 88.3% of its' General Fund budget due to these reasons.

The notable variances for revenues were higher-than-expected collections of special assessments, which can be attributed to the City's continued strong growth in both the residential and commercial sectors. Interest earnings also exceeded estimates due to rising interest rates in 2025, which benefited the investment portfolio compared to 2024. These increases were offset by lower than expected intergovernmental and other revenues.

The notable variances for expenditures were: position vacancies due to normal staff turnover throughout the fiscal year and open encumbrances at the end of the fiscal year which will be expected to be expended in fiscal year 2025/2026. The City expended 88.3% of its' General Fund budget due to these reasons.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Capital Assets and Long-Term Financing Activity

Capital Assets

The City's capital assets for its governmental and business-type activities as of September 30, 2025, are \$459.8 million (net of accumulated depreciation).

Capital assets include land, buildings, improvements other than buildings, intangible assets, infrastructure, machinery and equipment, right-to-use assets, subscription arrangements and construction in progress, and the change in each category is shown in the table below. Assets other than land and construction-in-progress are depreciable for the current year.

Within governmental activities, the largest increases from the beginning balance were in Buildings and Improvements for \$28.3 million and Infrastructure (road and streets) for \$5.4 million. These capital assets include land, buildings, improvements other than buildings (including leasehold improvements), software, subscription arrangements, vehicles, equipment, right-to-use leased equipment, and construction in progress.

Contributing factors included Fire Station 34, Fire Headquarters/Progress Lane, Partin Triangle Park, other building improvements, expansion projects, as well as road and street projects completed and put into service within the year.

| City of St. Cloud's Capital Assets (in 000's) | | | | | | |
|--|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------|-------------------|
| | Governmental Activities 2024 | Governmental Activities 2025 | Business-Type Activities 2024 | Business-Type Activities 2025 | Total 2024 | Total 2025 |
| Land and Improvements | \$ 39,368 | \$ 43,237 | \$ 156 | \$ 156 | \$ 39,524 | \$ 43,393 |
| Construction in Progress | 38,244 | 23,151 | 82 | 214 | 38,326 | 23,365 |
| Buildings and Improvements | 45,022 | 73,300 | 4,956 | 4,978 | 49,978 | 78,278 |
| Equipment | 17,478 | 19,772 | 5,512 | 7,588 | 22,990 | 27,360 |
| Right-to-Use Leased Equipment | 539 | 412 | - | - | 539 | 412 |
| Subscription Arrangements | 2,115 | 1,350 | 32 | 216 | 2,147 | 1,566 |
| Electric Plant | 2,097 | 1,720 | - | - | 2,097 | 1,720 |
| Infrastructure (Roads and Streets) | 61,510 | 66,919 | 48,376 | 54,018 | 109,886 | 120,937 |
| Infrastructure (Water and Sewer) | 171,195 | 162,754 | - | - | 171,195 | 162,754 |
| Total | <u>\$ 377,568</u> | <u>\$ 392,615</u> | <u>\$ 59,114</u> | <u>\$ 67,170</u> | <u>\$ 436,682</u> | <u>\$ 459,785</u> |

There was an increase in net capital assets in governmental activities of \$15.5 million primarily due to the addition of new buildings, roads and streets being recognized as City assets. There was also an increase of \$8.1 million in business-type assets which was primarily due to new stormwater system assets being contributed to the City. More information regarding capital assets and the net effect on net position can be found in Note 3.

Long-Term Financing Activity

On September 30, 2025, the City had total long-term liabilities outstanding of \$127.2 million, an increase of \$61.1 million from previous year, of which \$28.3 million is from revenue bonds and notes, a direct borrowing and \$85.9 million is from the issuance of the 2025 Capital Improvement Revenue Bonds, a public offering. This new issuance funded the Public Safety Complex – Phase I, two new Fire Stations, Hopkins Park – Phase I and repaid the Florida Government Finance Commission loan for 2024 which funded the 17th Street Ballfields project as well as the purchase of property on Progress Lane. The remaining outstanding balances include compensated absences of \$7.3 million, Other Postemployment Benefits (OPEB) of \$2.5 million, the Department of Environmental Protection long-term landfill monitoring requirements (\$1.4 million), subscription-based IT agreements (\$1.4 million), and lease payable (\$378 thousand).

MANAGEMENT’S DISCUSSION AND ANALYSIS

The City’s long-term debt is secured by specified revenue sources (i.e., revenue bonds and notes) or covenants to budget and appropriate annual debt service. The City does not have any general obligation debt that would pledge the full faith and credit of the City. At the end of the fiscal year, the City had total long-term debt outstanding of:

| City of St. Cloud's Outstanding Debt | | | | | | |
|--------------------------------------|------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|---------------|----------------|
| | Governmental Activities 2024 | Governmental Activities 2025 | Business-Type Activities 2024 | Business-Type Activities 2025 | Total 2024 | Total 2025 |
| Revenue Bonds and Notes | \$ 48,184,794 | \$ 108,715,481 | \$ 3,583,849 | \$ - | \$ 51,768,643 | \$ 108,715,481 |

Since May 2013, the Stevens Dependent Special District (DSD) debt has been in default status. This debt was removed from our City financial statements during this fiscal year since the City Attorney made the legal determination that the City has no additional obligations for this debt. Additional information on the City’s long-term debt can be found in Note 7 of this report.

Economic Factors and Next Year’s Budgets and Rates

The State of Florida, by constitution, does not have a state personal income tax and, therefore, the state operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) rely primarily on property and a limited array of other permitted taxes (sales, gasoline, and utilities) and fees (franchise and occupational license) to finance governmental activities. For the business-type and certain other governmental activities (construction services and recreational programs), the user pays a related fee or charge associated with the service. In the case of business-type activities, these fees are designed to cover expenses. For some governmental activities, such as recreation, these fees do not provide for full cost recovery and these activities are subsidized by general revenues. Fees for all services are examined and adjusted as needed.

The adopted citywide budget for fiscal year 2025 is \$214,796,974. The adopted budget presented no increase to the ad valorem tax rate as the current fiscal year and the previous twelve years of 5.1128 mills. Ad valorem tax collection rates are at a 96% collection rate, and ad valorem tax revenues are budgeted at \$32,251,555 in tax revenue. This positive increase of \$6,457,837 or 25.0% over the previous fiscal year tax revenues is due to new commercial and residential construction, annexations, and an increase in property valuations.

The adopted budget for fiscal year 2025-2026 reflects the City Council’s continued commitment to public safety, recreation, and quality municipal services for its residents and visitors.

Requests for Information

This financial report is designed to provide a general overview of the City’s finances for all those with an interest in the City’s finances.

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of St. Cloud, 1300 Ninth St., St. Cloud, Florida 34769-3399.

The City’s Annual Comprehensive Financial Report is also available online at www.stcloudfl.gov under Departments – Finance.

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | Governmental Activities | Business- Type Activities | Total |
|--|------------------------------------|--|-----------------------|
| Assets | | | |
| Cash and Investments | \$ 192,679,905 | \$ 15,607,180 | \$ 208,287,085 |
| Receivables, Net | 3,444,406 | 2,590,132 | 6,034,538 |
| Lease Receivable | 5,470,440 | - | 5,470,440 |
| Due from Other Governments | 4,823,227 | - | 4,823,227 |
| Internal Balances | (1,949) | 1,949 | - |
| Prepaid Expenses and Deposits | 896,196 | 113,760 | 1,009,956 |
| Inventory - Warehouse and Fuel | 99,231 | 326 | 99,557 |
| Capital Assets Not Being Depreciated | 66,387,862 | 369,954 | 66,757,816 |
| Capital Assets, Net of Depreciation | 326,228,056 | 66,799,572 | 393,027,628 |
| Total Assets | 600,027,374 | 85,482,873 | 685,510,247 |
| Deferred Outflows of Resources | | | |
| Deferred Amount on Refunding | 813,279 | - | 813,279 |
| Pension Related | 10,886,137 | 919,507 | 11,805,644 |
| OPEB Related | 518,213 | 101,637 | 619,850 |
| Total Deferred Outflows of Resources | 12,217,629 | 1,021,144 | 13,238,773 |
| Liabilities | | | |
| Accounts and Retainage Payable | 9,019,877 | 659,687 | 9,679,564 |
| Accrued Liabilities | 1,846,786 | 268,811 | 2,115,597 |
| Due to Other Government | 4,286 | - | 4,286 |
| Unearned Revenue and Deposits | 1,116,550 | 1,985,680 | 3,102,230 |
| Long-Term Liabilities: | | | |
| Due Within One Year | 9,704,657 | 772,303 | 10,476,960 |
| Due in More Than One Year | 114,708,550 | 1,969,018 | 116,677,568 |
| Net Pension Liability, Due in More Than One Year | 22,953,247 | 968,748 | 23,921,995 |
| Total Liabilities | 159,353,953 | 6,624,247 | 165,978,200 |
| Deferred Inflows of Resources | | | |
| Lease Related | 5,100,375 | - | 5,100,375 |
| Pension Related | 9,321,845 | 952,222 | 10,274,067 |
| OPEB Related | 1,922,900 | 377,136 | 2,300,036 |
| Total Deferred Inflows of Resources | 16,345,120 | 1,329,358 | 17,674,478 |
| Net Position | | | |
| Net Investment in Capital Assets | 340,453,865 | 66,953,842 | 407,407,707 |
| Restricted for: | | | |
| Debt Service | 34,381 | - | 34,381 |
| Capital Projects | 82,855,602 | 1,072,395 | 83,927,997 |
| Transportation | 15,217,041 | - | 15,217,041 |
| Community Redevelopment | 1,305,421 | - | 1,305,421 |
| Public Safety Initiatives | 352,555 | - | 352,555 |
| Building Department | - | 4,573,072 | 4,573,072 |
| Unrestricted | (3,672,935) | 5,951,103 | 2,278,168 |
| Total Net Position | \$ 436,545,930 | \$ 78,550,412 | \$ 515,096,342 |

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

**STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| <u>Functions/Programs</u> | <u>Expenses</u> | <u>Program Revenues</u> | | |
|---------------------------------------|-----------------------|------------------------------------|---|---|
| | | <u>Charges for Service</u> | <u>Operating Grants and Contributions</u> | <u>Capital Grants and Contributions</u> |
| Governmental Activities | | | | |
| General Government | \$ 18,253,495 | \$ 2,354,166 | \$ - | \$ 795,000 |
| Public Safety | 47,947,426 | 7,056,568 | 497,978 | 3,333,315 |
| Transportation | 9,362,735 | - | - | 17,145,456 |
| Parks and Recreation | 10,192,275 | 1,193,111 | 523,114 | 8,646,238 |
| Economic Environment | 964,320 | 185,588 | 327,475 | - |
| Utility System | 9,618,139 | 5,316,135 | - | - |
| Electric System | 375,457 | 12,559,854 | - | - |
| Interest | 2,416,607 | - | - | - |
| Total Governmental Activities | <u>99,130,454</u> | <u>28,665,422</u> | <u>1,348,567</u> | <u>29,920,009</u> |
| Business-Type Activities | | | | |
| Sanitation Utility | 18,360,419 | 20,383,634 | - | 957,580 |
| Stormwater Utility | 4,790,154 | 5,366,899 | - | 7,515,670 |
| Building Department | 3,527,918 | 4,249,799 | - | - |
| Total Business-Type Activities | <u>26,678,491</u> | <u>30,000,332</u> | <u>-</u> | <u>8,473,250</u> |
| Total Primary Government | <u>\$ 125,808,945</u> | <u>\$ 58,665,754</u> | <u>\$ 1,348,567</u> | <u>\$ 38,393,259</u> |

General Revenues

Property Taxes
Public Service Tax
Local Option Use and Fuel Tax
Other Taxes
Intergovernmental, Unrestricted
Investment Income
Miscellaneous

Special Item - Removal of Debt Obligation

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position, Beginning of Year

Adjustment to Beginning Net Position

Net Position, Beginning of Year, as Restated

Net Position, End of Year

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

Net (Expense) Revenue and Change in Net Position

| Primary Government | | |
|------------------------------------|-------------------------------------|-----------------------|
| Governmental Activities | Business-Type Activities | Total |
| \$ (15,104,329) | \$ - | \$ (15,104,329) |
| (37,059,565) | - | (37,059,565) |
| 7,782,721 | - | 7,782,721 |
| 170,188 | - | 170,188 |
| (451,257) | - | (451,257) |
| (4,302,004) | - | (4,302,004) |
| 12,184,397 | - | 12,184,397 |
| (2,416,607) | - | (2,416,607) |
| <u>(39,196,456)</u> | <u>-</u> | <u>(39,196,456)</u> |
| - | 2,980,795 | 2,980,795 |
| - | 8,092,415 | 8,092,415 |
| - | 721,881 | 721,881 |
| - | <u>11,795,091</u> | <u>11,795,091</u> |
| <u>(39,196,456)</u> | <u>11,795,091</u> | <u>(27,401,365)</u> |
| 25,792,494 | - | 25,792,494 |
| 4,650,105 | - | 4,650,105 |
| 11,758,972 | - | 11,758,972 |
| 287,500 | - | 287,500 |
| 9,522,790 | - | 9,522,790 |
| 5,854,012 | 533,532 | 6,387,544 |
| 674,629 | - | 674,629 |
| - | 4,483,256 | 4,483,256 |
| 2,309,836 | (2,309,836) | - |
| <u>60,850,338</u> | <u>2,706,952</u> | <u>63,557,290</u> |
| <u>21,653,882</u> | <u>14,502,043</u> | <u>36,155,925</u> |
| 418,215,268 | 64,389,342 | 482,604,610 |
| (3,323,220) | (340,973) | (3,664,193) |
| <u>414,892,048</u> | <u>64,048,369</u> | <u>478,940,417</u> |
| <u>\$ 436,545,930</u> | <u>\$ 78,550,412</u> | <u>\$ 515,096,342</u> |

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

BALANCE SHEET
ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | General Fund | OUC Interlocal Agreement Fund | Mobility Fees Fund | One Percent Surcharge Fund |
|--|----------------------|--|-----------------------|----------------------------------|
| Assets | | | | |
| Cash and Investments | \$ 20,562,815 | \$ 2,212,999 | \$ 31,085,080 | \$ 16,031,508 |
| Customer Receivables, Net | 675,466 | - | - | - |
| Lease Receivable | 4,747,913 | - | - | - |
| Other Receivables, Net | 1,321,188 | - | - | - |
| Note Receivable | - | 447,022 | - | - |
| Due from Other Governments | 3,734,105 | - | - | 960,606 |
| Due from Other Funds | 26,926 | - | - | - |
| Prepaid Expenditures and Deposits | 812,595 | - | - | 83,601 |
| Inventory - Warehouse and Fuel | 99,231 | - | - | - |
| Total Assets | 31,980,239 | 2,660,021 | 31,085,080 | 17,075,715 |
| Liabilities and Fund Balances | | | | |
| Liabilities | | | | |
| Accounts and Retainage Payable | 2,414,242 | - | 477,284 | 586,805 |
| Accrued Liabilities | 1,821,439 | - | - | 510 |
| Due to Other Governments | 4,021 | - | - | - |
| Due to Other Funds | 1,949 | - | 16,155,736 | 13,068,558 |
| Unearned Revenues | 902,902 | - | - | - |
| Deposits Payable | 198,648 | - | - | - |
| Total Liabilities | 5,343,201 | - | 16,633,020 | 13,655,873 |
| Deferred Inflows of Resources | | | | |
| Lease Related | 4,396,173 | - | - | - |
| Unavailable Revenue - Grants | 581,739 | - | - | - |
| Total Deferred Inflows of Resources | 4,977,912 | - | - | - |
| Fund Balances | | | | |
| Non-Spendable | 911,826 | 447,022 | - | 83,601 |
| Restricted | 352,555 | - | 14,452,060 | 3,336,241 |
| Committed | 758,232 | - | - | - |
| Assigned | 5,226,516 | 2,212,999 | - | - |
| Unassigned | 14,409,997 | - | - | - |
| Total Fund Balances | 21,659,126 | 2,660,021 | 14,452,060 | 3,419,842 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | \$ 31,980,239 | \$ 2,660,021 | \$ 31,085,080 | \$ 17,075,715 |

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

| Parks and Recreation Impact Fees Fund | Police and Fire Impact Fees Fund | Capital Projects Fund | Other Governmental Funds | Total Governmental Funds |
|--|---|------------------------------|---------------------------------|---------------------------------|
| \$ 24,798,953 | \$ 12,471,068 | \$ 75,562,421 | \$ 7,068,859 | \$ 189,793,703 |
| - | - | - | - | 675,466 |
| - | - | - | 722,527 | 5,470,440 |
| - | - | - | 996,638 | 2,317,826 |
| - | - | - | - | 447,022 |
| - | - | - | 128,516 | 4,823,227 |
| - | - | 48,299,107 | - | 48,326,033 |
| - | - | - | - | 896,196 |
| - | - | - | - | 99,231 |
| <u>24,798,953</u> | <u>12,471,068</u> | <u>123,861,528</u> | <u>8,916,540</u> | <u>252,849,144</u> |
| - | 114,323 | 3,892,426 | 124,837 | 7,609,917 |
| - | - | - | 8,283 | 1,830,232 |
| - | - | - | 265 | 4,286 |
| 9,248,915 | 5,645,837 | - | 4,206,987 | 48,327,982 |
| - | - | - | 15,000 | 917,902 |
| - | - | - | - | 198,648 |
| <u>9,248,915</u> | <u>5,760,160</u> | <u>3,892,426</u> | <u>4,355,372</u> | <u>58,888,967</u> |
| - | - | - | 704,202 | 5,100,375 |
| - | - | - | 123,139 | 704,878 |
| - | - | - | <u>827,341</u> | <u>5,805,253</u> |
| - | - | - | - | 1,442,449 |
| 15,550,038 | 6,710,908 | 119,969,102 | 2,104,783 | 162,475,687 |
| - | - | - | - | 758,232 |
| - | - | - | 1,712,887 | 9,152,402 |
| - | - | - | (83,843) | 14,326,154 |
| <u>15,550,038</u> | <u>6,710,908</u> | <u>119,969,102</u> | <u>3,733,827</u> | <u>188,154,924</u> |
| <u>\$ 24,798,953</u> | <u>\$ 12,471,068</u> | <u>\$ 123,861,528</u> | <u>\$ 8,916,540</u> | <u>\$ 252,849,144</u> |

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

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | | |
|---|-----------|---------------------------|
| Total Fund Balances of Governmental Funds | \$ | 188,154,924 |
| 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 funds. The cost of the assets is \$732,016,804 and the accumulated depreciation is (\$339,421,906). | | 392,615,918 |
| The internal service funds are used by management to charge the costs of fleet management and medical insurance coverage cost to individual funds. The net position of the internal service funds, except components reported in other categories, are included in governmental activities in the statement of net position. | | 1,527,993 |
| Other long-term assets are not available to pay for current expenditures and, therefore, are reported as unavailable revenue in the funds. | | 704,878 |
| Deferred outflows and inflows of resources are not available in the current period and, therefore, are not reported in the governmental funds. Deferred outflows and inflows of resources at year-end consist of: | | |
| Deferred Outflows Related to Pensions | | 10,886,137 |
| Deferred Outflows Related to OPEB | | 518,213 |
| Deferred Outflows Related to Bond Refunding | | 813,279 |
| Deferred Inflows Related to Pensions | | (9,321,845) |
| Deferred Inflows Related to OPEB | | (1,922,900) |
| Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of: | | |
| Net Pension Liability | | (22,953,247) |
| Revenue Bonds | | (80,440,000) |
| Lease Payable | | (378,470) |
| Subscription Arrangements | | (1,143,030) |
| Revenue Notes | | (28,275,481) |
| Refunding Bond Premium | | (5,449,038) |
| Accrued Interest Payable | | (64,213) |
| Total OPEB Liability | | (2,131,449) |
| Compensated Absences | | (6,595,739) |
| Total Net Position of Governmental Activities | \$ | <u>436,545,930</u> |

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

**STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | General Fund | OUC Interlocal Agreement Fund | Mobility Fees Fund | One Percent Surcharge Fund |
|--|----------------------|--|-----------------------|----------------------------------|
| Revenues | | | | |
| Taxes | \$ 32,172,080 | \$ - | \$ - | \$ 8,768,300 |
| Permits and Fees | 3,504,154 | - | 8,237,928 | - |
| Intergovernmental Revenues | 8,214,819 | - | - | - |
| Charges for Service | 6,384,914 | 12,559,854 | - | - |
| Impact Fees | - | - | - | - |
| Fines and Forfeitures | 430,270 | - | - | - |
| Grants | 1,112,775 | - | - | - |
| Investment Income | 1,488,275 | 112,009 | 1,193,555 | 611,015 |
| Other Revenue | 903,449 | - | - | 203,396 |
| Total Revenues | <u>54,210,736</u> | <u>12,671,863</u> | <u>9,431,483</u> | <u>9,582,711</u> |
| Expenditures | | | | |
| Current: | | | | |
| General Government | 15,140,433 | - | - | - |
| Public Safety | 44,678,091 | - | - | - |
| Transportation | 2,611,879 | - | 477,284 | - |
| Parks and Recreation | 8,533,060 | - | - | - |
| Economic Environment | - | - | - | - |
| Capital Outlay | 3,054,074 | - | - | 4,183,317 |
| Principal Payments | 913,450 | - | - | 212,456 |
| Interest and Fees | 48,153 | - | - | 2,187 |
| (Total Expenditures) | <u>(74,979,140)</u> | <u>-</u> | <u>(477,284)</u> | <u>(4,397,960)</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>(20,768,404)</u> | <u>12,671,863</u> | <u>8,954,199</u> | <u>5,184,751</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers In | 24,378,449 | 350,000 | - | - |
| Transfers (Out) | (5,020,359) | (12,909,854) | (10,845,012) | (4,277,851) |
| Lease (as Lessee) | 211,966 | - | - | - |
| Repayment of Revenue Note | - | - | - | - |
| Sale of Capital Assets | 35,241 | - | - | 84,844 |
| Insurance Recoveries | 113,842 | - | - | - |
| Issuance of Debt | - | - | - | - |
| Total Other Financing Sources (Uses) | <u>19,719,139</u> | <u>(12,559,854)</u> | <u>(10,845,012)</u> | <u>(4,193,007)</u> |
| Net Change in Fund Balances | (1,049,265) | 112,009 | (1,890,813) | 991,744 |
| Fund Balances, Beginning of Year | <u>22,708,391</u> | <u>2,548,012</u> | <u>16,342,873</u> | <u>2,428,098</u> |
| Fund Balances, End of Year | <u>\$ 21,659,126</u> | <u>\$ 2,660,021</u> | <u>\$ 14,452,060</u> | <u>\$ 3,419,842</u> |

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

| Parks and Recreation Impact Fees Fund | Police and Fire Impact Fees Fund | Capital Projects Fund | Other Governmental Funds | Total Governmental Funds |
|--|---|------------------------------|---------------------------------|---------------------------------|
| \$ - | \$ - | \$ - | \$ 1,548,693 | \$ 42,489,073 |
| - | - | - | - | 11,742,082 |
| 3,332,842 | - | - | 1,635,446 | 13,183,107 |
| - | - | - | 4,911,775 | 23,856,543 |
| 4,472,910 | 3,312,980 | - | - | 7,785,890 |
| - | - | - | - | 430,270 |
| - | - | - | - | 1,112,775 |
| 921,403 | 516,355 | 640,237 | 371,163 | 5,854,012 |
| - | - | - | 219,123 | 1,325,968 |
| <u>8,727,155</u> | <u>3,829,335</u> | <u>640,237</u> | <u>8,686,200</u> | <u>107,779,720</u> |
| - | - | - | 524,880 | 15,665,313 |
| - | 60,102 | - | - | 44,738,193 |
| - | - | - | 585,644 | 3,674,807 |
| - | - | - | - | 8,533,060 |
| - | - | - | 973,746 | 973,746 |
| 71,772 | 984,013 | 20,606,392 | 200,000 | 29,099,568 |
| - | - | - | 1,797,313 | 2,923,219 |
| - | - | 877,166 | 1,387,966 | 2,315,472 |
| <u>(71,772)</u> | <u>(1,044,115)</u> | <u>(21,483,558)</u> | <u>(5,469,549)</u> | <u>(107,923,378)</u> |
| <u>8,655,383</u> | <u>2,785,220</u> | <u>(20,843,321)</u> | <u>3,216,651</u> | <u>(143,658)</u> |
| - | - | 18,834,321 | 21,676,020 | 65,238,790 |
| (3,615,471) | (1,032,959) | (18,688,082) | (6,539,366) | (62,928,954) |
| - | - | - | - | 211,966 |
| - | - | - | (18,112,000) | (18,112,000) |
| - | 7,960 | - | - | 128,045 |
| - | - | - | - | 113,842 |
| - | - | 85,889,038 | - | 85,889,038 |
| <u>(3,615,471)</u> | <u>(1,024,999)</u> | <u>86,035,277</u> | <u>(2,975,346)</u> | <u>70,540,727</u> |
| 5,039,912 | 1,760,221 | 65,191,956 | 241,305 | 70,397,069 |
| 10,510,126 | 4,950,687 | 54,777,146 | 3,492,522 | 117,757,855 |
| <u>\$ 15,550,038</u> | <u>\$ 6,710,908</u> | <u>\$ 119,969,102</u> | <u>\$ 3,733,827</u> | <u>\$ 188,154,924</u> |

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

**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
CITY OF ST. CLOUD, FLORIDA**

| | | |
|---|-----------|-------------------|
| Net Change in Fund Balances - Total Governmental Funds | \$ | 70,397,069 |
| Amounts Reported for Governmental Activities in the Statement of Activities are Different Because: | | |
| Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This reconciling item is the amount by which capital purchases of \$29,099,568 and capital contributions of \$10,107,862 were more than depreciation expense of \$23,022,490. | | 16,184,940 |
| Revenues accrued in prior year in the statement of activities due to the economic resource measurement focus but not as revenues in the fund financial statements. | | 704,878 |
| In the statement of activities, only the loss on the sale/disposal of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets sold/disposed. | | (1,119,271) |
| The issuance of bonds and similar long-term debt provides current financial resources to governmental funds, and thus contribute to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position. Also, governmental funds report the effect of issuance costs, premium, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The amounts of the items that make up these differences in treatment of long-term debt and related items are: | | |
| Issuance of Debt | | (85,889,038) |
| Lease Related | | (211,966) |
| Principal Payments on Bonds, Notes, Loan, and Capital Lease | | 2,923,219 |
| Repayment of Revenue Note | | 18,112,000 |
| Amortization of Deferred Charge on Refunding | | (101,571) |
| Some expenses reported in the statement of activities, such as compensated absences and accrued interest, do not require the use of current financial resources and are not reported as expenditures in governmental funds: | | |
| Compensated Absences | | (672,444) |
| Accrued Interest on Long-Term Debt | | 438 |
| The net change in the net pension liability and deferred inflows and outflows related to pensions is reported in the statement of activities, but not in the fund statements. | | 587,634 |
| The net change in the total OPEB liability and deferred inflows and outflows related to OPEB is reported in the statement of activities, but not in the fund statements. | | 87,522 |
| The internal service fund is used by management to charge the costs of activities that benefit the entire government. The net income (expense) of the internal service fund is reported with governmental activities, excluding net income (expense) related to items included in other balances noted above. | | 650,472 |
| Change in Net Position of Governmental Activities | \$ | 21,653,882 |

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

**STATEMENT OF NET POSITION
 PROPRIETARY FUNDS
 SEPTEMBER 30, 2025
 CITY OF ST. CLOUD, FLORIDA**

| | Business-Type Activities | | |
|---|---------------------------------|-------------------------------|--|
| | Sanitation Utility | Stormwater Utility | Stevens Plantation Dependent Special District |
| Assets | | | |
| Current Assets | | | |
| Cash and Cash Equivalents | \$ 1,049,736 | \$ 4,626,075 | \$ 205,366 |
| Restricted Assets Available for Current Liabilities | 205,756 | - | 36,782 |
| Receivables: | | | |
| Customers (Net of Allowance for Uncollectible Accounts) | 970,379 | 337,919 | - |
| Other Receivable | 921,935 | 359,899 | - |
| Inventories | 326 | - | - |
| Due from Other Funds | - | 1,949 | - |
| Prepaid Expenses and Deposits | 106,601 | 7,159 | - |
| Total Current Assets | 3,254,733 | 5,333,001 | 242,148 |
| Non-Current Assets | | | |
| Restricted Cash, Investments, and Accrued Interest: | | | |
| Customer Deposits | - | - | 36,782 |
| Impact Fee Funds | 1,072,395 | - | - |
| Landfill Closure Fund (Current Portion) | 1,400,165 (205,756) | - | - |
| Total Restricted Cash, Investments, and Accrued Interest | 2,266,804 | - | - |
| Capital Assets: | | | |
| Property, Plant and Equipment (Accumulated Depreciation and Amortization) | 18,293,736 (10,321,217) | 76,656,860 (20,744,975) | - |
| Construction in Progress | - | 214,292 | - |
| Total Capital Assets, Net | 7,972,519 | 56,126,177 | - |
| Total Non-Current Assets | 10,239,323 | 56,126,177 | - |
| Total Assets | \$ 13,494,056 | \$ 61,459,178 | \$ 242,148 |
| Deferred Outflows of Resources | | | |
| Pension Related | \$ 475,388 | \$ 145,425 | \$ - |
| OPEB Related | 53,542 | 21,986 | - |
| Total Deferred Outflows of Resources | \$ 528,930 | \$ 167,411 | \$ - |

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

| Business-Type Activities | | Governmental Activities |
|-----------------------------------|----------------------|--------------------------------|
| Non-Major Enterprise Funds | Total | Internal Service Funds |
| \$ 5,333,502 | \$ 11,214,679 | \$ 2,886,202 |
| 1,883,159 | 2,125,697 | - |
| - | 1,308,298 | - |
| - | 1,281,834 | 4,092 |
| - | 326 | - |
| - | 1,949 | - |
| - | 113,760 | - |
| <u>7,216,661</u> | <u>16,046,543</u> | <u>2,890,294</u> |
| 1,883,159 | 1,919,941 | - |
| - | 1,072,395 | - |
| - | 1,400,165 | - |
| <u>(1,883,159)</u> | <u>(2,125,697)</u> | <u>-</u> |
| - | 2,266,804 | - |
| 3,605,541 | 98,556,137 | 736,758 |
| (534,711) | (31,600,903) | (352,083) |
| - | 214,292 | - |
| <u>3,070,830</u> | <u>67,169,526</u> | <u>384,675</u> |
| <u>3,070,830</u> | <u>69,436,330</u> | <u>384,675</u> |
| <u>\$ 10,287,491</u> | <u>\$ 85,482,873</u> | <u>\$ 3,274,969</u> |
| \$ 298,694 | \$ 919,507 | \$ 69,258 |
| 26,109 | 101,637 | 6,706 |
| <u>\$ 324,803</u> | <u>\$ 1,021,144</u> | <u>\$ 75,964</u> |

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

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA
(Concluded)

| | Business-Type Activities | | |
|--|---------------------------------|-------------------------------|--|
| | Sanitation Utility | Stormwater Utility | Stevens Plantation Dependent Special District |
| Liabilities and Net Position | | | |
| Current Liabilities | | | |
| Payable from Unrestricted Assets: | | | |
| Accounts Payable | \$ 352,424 | \$ 296,528 | \$ - |
| Claims Payable | - | - | - |
| Accrued Liabilities | 141,839 | 52,819 | - |
| Subscription Liabilities | 95,612 | 10,577 | - |
| Compensated Absences | 272,941 | 48,278 | - |
| OPEB Liability | 53,542 | 21,986 | - |
| Total Payable from Unrestricted Assets | <u>916,358</u> | <u>430,188</u> | <u>-</u> |
| Payable from Restricted Assets: | | | |
| Deposits | 65,739 | - | 36,782 |
| Long-Term Liabilities Payable in One Year | 140,017 | - | - |
| Total Payable from Restricted Assets | <u>205,756</u> | <u>-</u> | <u>36,782</u> |
| Total Current Liabilities | <u>1,122,114</u> | <u>430,188</u> | <u>36,782</u> |
| Non-Current Liabilities | | | |
| Subscription Liabilities | 98,578 | 10,917 | - |
| Long-Term Liabilities Payable After One Year | 1,260,148 | - | - |
| OPEB Liability | 166,680 | 68,444 | - |
| Net Pension Liability | 500,846 | 153,212 | - |
| Compensated Absences | 181,960 | 32,186 | - |
| Total Non-Current Liabilities | <u>2,208,212</u> | <u>264,759</u> | <u>-</u> |
| Total Liabilities | <u>3,330,326</u> | <u>694,947</u> | <u>36,782</u> |
| Deferred Inflows of Resources | | | |
| Pension Related | 492,302 | 150,599 | - |
| OPEB Related | 198,675 | 81,582 | - |
| Total Deferred Inflows of Resources | <u>690,977</u> | <u>232,181</u> | <u>-</u> |
| Net Position | | | |
| Net Investment in Capital Assets | 7,778,329 | 56,104,683 | - |
| Restricted for: | | | |
| Capital Projects | 1,072,395 | - | - |
| Building Department | - | - | - |
| Unrestricted | 1,150,959 | 4,594,778 | 205,366 |
| Total Net Position | <u>\$ 10,001,683</u> | <u>\$ 60,699,461</u> | <u>\$ 205,366</u> |

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

| Business-Type Activities | | Governmental Activities |
|---|----------------------|---------------------------------------|
| Non-Major Enterprise Funds | Total | Internal Service Funds |
| \$ 10,735 | \$ 659,687 | \$ 334,722 |
| - | - | 1,011,025 |
| 74,153 | 268,811 | 16,554 |
| - | 106,189 | - |
| 103,241 | 424,460 | 26,567 |
| 26,109 | 101,637 | 6,706 |
| <u>214,238</u> | <u>1,560,784</u> | <u>1,395,574</u> |
| 1,883,159 | 1,985,680 | - |
| - | 140,017 | - |
| <u>1,883,159</u> | <u>2,125,697</u> | <u>-</u> |
| <u>2,097,397</u> | <u>3,686,481</u> | <u>1,395,574</u> |
| - | 109,495 | - |
| - | 1,260,148 | - |
| 81,277 | 316,401 | 20,877 |
| 314,690 | 968,748 | 72,967 |
| 68,828 | 282,974 | 17,712 |
| <u>464,795</u> | <u>2,937,766</u> | <u>111,556</u> |
| <u>2,562,192</u> | <u>6,624,247</u> | <u>1,507,130</u> |
| 309,321 | 952,222 | 71,722 |
| 96,879 | 377,136 | 24,884 |
| <u>406,200</u> | <u>1,329,358</u> | <u>96,606</u> |
| 3,070,830 | 66,953,842 | 384,675 |
| - | 1,072,395 | - |
| 4,573,072 | 4,573,072 | - |
| - | 5,951,103 | 1,362,522 |
| <u>\$ 7,643,902</u> | <u>\$ 78,550,412</u> | <u>\$ 1,747,197</u> |

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

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | Business-Type Activities | | |
|---|--------------------------|-----------------------|--|
| | Major Funds | | |
| | Sanitation Utility | Stormwater Utility | Stevens Plantation Dependent Special District |
| Operating Revenues | | | |
| Charges for Services | \$ 20,099,375 | \$ 5,235,840 | \$ - |
| Other | 284,259 | 131,547 | - |
| Total Operating Revenues | <u>20,383,634</u> | <u>5,367,387</u> | <u>-</u> |
| Operating Expenses | | | |
| Personnel Services | 4,654,696 | 1,653,613 | - |
| Materials and Supplies | 1,272,828 | 94,992 | - |
| Other Services and Charges | 3,773,620 | 587,921 | - |
| Contractual Services | 7,453,564 | 263,700 | - |
| Claims | - | - | - |
| Depreciation | 1,198,441 | 2,189,239 | - |
| (Total Operating Expenses) | <u>(18,353,149)</u> | <u>(4,789,465)</u> | <u>-</u> |
| Operating Income | <u>2,030,485</u> | <u>577,922</u> | <u>-</u> |
| Non-Operating Revenues (Expenses) | | | |
| Investment Income | 93,948 | 156,051 | 792 |
| Gain (Loss) on Sale of Capital Assets | - | - | - |
| Interest Expense | (7,270) | (689) | - |
| Gain from Removal of Debt Obligation | - | - | 4,483,256 |
| Total Non-Operating Revenues (Expenses) | <u>86,678</u> | <u>155,362</u> | <u>4,484,048</u> |
| Income (Loss) Before Contributions and Transfers | <u>2,117,163</u> | <u>733,284</u> | <u>4,484,048</u> |
| Contributions and Transfers | | | |
| Capital Contributions | 957,580 | 7,515,182 | - |
| Transfers to Other Funds | (1,457,466) | (502,370) | (350,000) |
| Total Contributions and Transfers | <u>(499,886)</u> | <u>7,012,812</u> | <u>(350,000)</u> |
| Change in Net Position | <u>1,617,277</u> | <u>7,746,096</u> | <u>4,134,048</u> |
| Net Position | | | |
| Beginning of Year | 8,640,491 | 52,973,841 | (3,928,682) |
| Adjustment to Beginning Net Position | (256,085) | (20,476) | - |
| Beginning of Year, as Restated | <u>8,384,406</u> | <u>52,953,365</u> | <u>(3,928,682)</u> |
| End of Year | <u>\$ 10,001,683</u> | <u>\$ 60,699,461</u> | <u>\$ 205,366</u> |

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

| Business-Type Activities | | Governmental Activities | |
|-----------------------------------|----------------------|--------------------------------|--|
| Non-Major Enterprise Funds | Total | Internal Service Funds | |
| \$ 4,028,562 | \$ 29,363,777 | \$ 12,932,936 | |
| 221,237 | 637,043 | 319,210 | |
| <u>4,249,799</u> | <u>30,000,820</u> | <u>13,252,146</u> | |
| 2,620,634 | 8,928,943 | 586,684 | |
| 36,489 | 1,404,309 | 65,416 | |
| 549,958 | 4,911,499 | 3,881,712 | |
| 102,336 | 7,819,600 | 341,159 | |
| - | - | 7,784,037 | |
| 216,824 | 3,604,504 | 67,714 | |
| <u>(3,526,241)</u> | <u>(26,668,855)</u> | <u>(12,726,722)</u> | |
| <u>723,558</u> | <u>3,331,965</u> | <u>525,424</u> | |
| 282,741 | 533,532 | 112,744 | |
| (1,677) | (1,677) | 12,304 | |
| - | (7,959) | - | |
| - | 4,483,256 | - | |
| <u>281,064</u> | <u>5,007,152</u> | <u>125,048</u> | |
| 1,004,622 | 8,339,117 | 650,472 | |
| - | 8,472,762 | - | |
| - | (2,309,836) | - | |
| - | 6,162,926 | - | |
| <u>1,004,622</u> | <u>14,502,043</u> | <u>650,472</u> | |
| 6,703,692 | 64,389,342 | 1,114,402 | |
| (64,412) | (340,973) | (17,677) | |
| <u>6,639,280</u> | <u>64,048,369</u> | <u>1,096,725</u> | |
| <u>\$ 7,643,902</u> | <u>\$ 78,550,412</u> | <u>\$ 1,747,197</u> | |

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

**STATEMENT OF CASH FLOWS
 PROPRIETARY FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025
 CITY OF ST. CLOUD, FLORIDA**

| | Business-Type Activities | | |
|--|---------------------------------|-------------------------------|--|
| | Major Funds | | |
| | Sanitation Utility | Stormwater Utility | Stevens Plantation Dependent Special District |
| Cash Flows from Operating Activities | | | |
| Cash Received from Customers | \$ 20,220,633 | \$ 5,218,789 | \$ - |
| Cash Paid to Suppliers for Goods and Services | (12,601,863) | (946,942) | - |
| Cash Paid to Employees for Services | (4,630,152) | (1,533,004) | - |
| Cash Paid for Post-Closure Costs | (174,244) | - | - |
| Other Operating Revenues | 284,259 | 131,547 | - |
| Net Cash Provided by (Used in) Operating Activities | 3,098,633 | 2,870,390 | - |
| Cash Flows from Non-Capital Financing Activities | | | |
| Transfers to Other Funds | (1,457,466) | (502,370) | (350,000) |
| Net Cash Provided by (Used in) Non-Capital Financing Activities | (1,457,466) | (502,370) | (350,000) |
| Cash Flows from Capital and Related Financing Activities | | | |
| Property, Plant and Equipment Acquisitions | (1,360,454) | (1,260,347) | - |
| Landfill Closure Costs | (103,919) | - | - |
| Principal Payments on Debt | (94,198) | (10,249) | - |
| Interest Payments on Debt | (7,270) | (689) | - |
| Proceeds from the Sale of Assets | - | - | - |
| Net Cash Provided by (Used in) Capital and Related Financing Activities | (1,565,841) | (1,271,285) | - |
| Cash Flows from Investing Activities | | | |
| Investment Income | 93,948 | 156,051 | 792 |
| Net Cash Provided by (Used in) Investing Activities | 93,948 | 156,051 | 792 |
| Net Increase (Decrease) in Cash and Cash Equivalents | 169,274 | 1,252,786 | (349,208) |
| Cash and Cash Equivalents, Beginning of Year | 3,353,022 | 3,373,289 | 591,356 |
| Cash and Cash Equivalents, End of Year | \$ 3,522,296 | \$ 4,626,075 | \$ 242,148 |

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

| Business-Type Activities | | Governmental Activities | |
|-----------------------------------|----------------------|--------------------------------|--|
| Non-Major Enterprise Funds | Total | Internal Service Funds | |
| \$ 5,074,480 | \$ 30,513,902 | \$ 12,932,936 | |
| (688,580) | (14,237,385) | (12,900,643) | |
| (2,518,160) | (8,681,316) | (596,690) | |
| - | (174,244) | - | |
| 221,237 | 637,043 | 319,210 | |
| <u>2,088,977</u> | <u>8,058,000</u> | <u>(245,187)</u> | |
| - | (2,309,836) | - | |
| - | (2,309,836) | - | |
| (280,127) | (2,900,928) | (50,040) | |
| - | (103,919) | - | |
| (346) | (104,793) | - | |
| - | (7,959) | - | |
| - | - | 12,304 | |
| <u>(280,473)</u> | <u>(3,117,599)</u> | <u>(37,736)</u> | |
| 282,741 | 533,532 | 112,744 | |
| 282,741 | 533,532 | 112,744 | |
| 2,091,245 | 3,164,097 | (170,179) | |
| 5,125,416 | 12,443,083 | 3,056,381 | |
| <u>\$ 7,216,661</u> | <u>\$ 15,607,180</u> | <u>\$ 2,886,202</u> | |

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

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA
(Concluded)

| | Business-Type Activities | | |
|--|---------------------------------|-------------------------------|--|
| | Major Funds | | |
| | Sanitation Utility | Stormwater Utility | Stevens Plantation Dependent Special District |
| <u>Reconciliation of Cash and Cash Equivalents to Statement of Net Position</u> | | | |
| Total Unrestricted Cash and Investments Per the Statement of Net Position | \$ 1,049,736 | \$ 4,626,075 | \$ 205,366 |
| Total Current Restricted Cash and Investments Per the Statement of Net Position | 205,756 | - | 36,782 |
| Total Non-Current Restricted Cash and Investments Per the Statement of Net Position | 2,266,804 | - | - |
| Cash and Cash Equivalents, End of Year | <u>\$ 3,522,296</u> | <u>\$ 4,626,075</u> | <u>\$ 242,148</u> |
| <u>Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities</u> | | | |
| Operating Income (Loss) | \$ 2,030,485 | \$ 577,922 | \$ - |
| Bad Debt Expense | 73,415 | 38,437 | - |
| Depreciation | 1,177,421 | 2,210,259 | - |
| Changes in Assets - Decrease (Increase) and Liabilities - Increase (Decrease): | | | |
| Accounts Receivable, Net | 380,798 | 19,606 | - |
| Prepays | (106,601) | 6,231 | - |
| Unbilled Utility Revenue | (258,040) | (36,657) | - |
| Accounts and Retainage Payable | (221,889) | (66,017) | - |
| Customer Deposits | (1,500) | - | - |
| Compensated Absences | 10,198 | 20,702 | - |
| Net Pension Liability | 22,584 | 44,337 | - |
| Other Postemployment Benefits | (30,119) | 50,115 | - |
| Accrued Liabilities | 21,881 | 5,455 | - |
| Net Cash Provided by (Used in) Operating Activities | <u>\$ 3,098,633</u> | <u>\$ 2,870,390</u> | <u>\$ -</u> |
| <u>Schedule of Non-Cash Capital and Related Financing Activities</u> | | | |
| Assets Acquired from SBITAs | \$ 288,388 | \$ - | \$ - |
| Contributions of Capital Assets | 957,580 | 7,515,182 | - |
| Gain from Removal of Debt Obligation | - | - | 4,483,256 |
| Total Non-Cash Capital and Related Financing Activities | <u>\$ 1,245,968</u> | <u>\$ 7,515,182</u> | <u>\$ 4,483,256</u> |

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

| Business-Type Activities | | Governmental Activities | |
|-----------------------------------|----------------------|--------------------------------|--|
| Non-Major Enterprise Funds | Total | Internal Service Funds | |
| \$ 5,333,502 | \$ 11,214,679 | \$ 2,886,202 | |
| 1,883,159 | 2,125,697 | - | |
| - | 2,266,804 | - | |
| <u>\$ 7,216,661</u> | <u>\$ 15,607,180</u> | <u>\$ 2,886,202</u> | |
| | | | |
| \$ 723,558 | \$ 3,331,965 | \$ 525,424 | |
| 2,424 | 114,276 | - | |
| 216,824 | 3,604,504 | 67,714 | |
| (2,424) | 397,980 | - | |
| 3,150 | (97,220) | 4,574 | |
| - | (294,697) | - | |
| (5,371) | (293,277) | (832,893) | |
| 1,048,342 | 1,046,842 | - | |
| 17,030 | 47,930 | 8,715 | |
| 47,749 | 114,670 | (6,760) | |
| 25,443 | 45,439 | (9,563) | |
| 12,252 | 39,588 | (2,398) | |
| <u>\$ 2,088,977</u> | <u>\$ 8,058,000</u> | <u>\$ (245,187)</u> | |
| | | | |
| \$ - | \$ 288,388 | \$ - | |
| - | 8,472,762 | - | |
| - | 4,483,256 | - | |
| <u>\$ -</u> | <u>\$ 13,244,406</u> | <u>\$ -</u> | |

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

**STATEMENT OF NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | Employee Retirement Funds |
|---------------------------------|--|
| Assets | |
| Cash and Cash Equivalents | \$ 8,905,412 |
| Investments at Fair Value: | |
| Domestic Equities | 81,029,965 |
| Foreign Equities | 28,940,958 |
| Private Equities | 2,207,454 |
| Domestic Fixed Income Funds | 61,822,630 |
| Real Estate | 13,037,179 |
| Alternatives | 9,488 |
| Total Investments at Fair Value | 187,047,674 |
| Total Assets | 195,953,086 |
| Total Liabilities | - |
| Net Position | |
| Restricted for Pensions | \$ 195,953,086 |

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

**STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Employee Retirement Funds</u> |
|---|--|
| Additions | |
| Contributions: | |
| Employer - City | \$ 9,963,800 |
| Employer - TOHO | 995,187 |
| Employer from State | 1,441,980 |
| Employee - City | 1,823,961 |
| Employee - TOHO | 39,435 |
| Miscellaneous | 54,588 |
| Total Contributions | <u>14,318,951</u> |
| Investment Income: | |
| Investment Earnings (Loss) | 15,712,257 |
| Dividend Income | 4,056,749 |
| Total Income on Investments | <u>19,769,006</u> |
| Total Additions | <u>34,087,957</u> |
| Deductions | |
| Pension Payments | 7,375,192 |
| DROP Distribution | 781,404 |
| Refunds to Employees | 198,875 |
| Administration | 857,320 |
| (Total Deductions) | <u>(9,212,791)</u> |
| Net Increase (Decrease) | 24,875,166 |
| Net Position Restricted for Pensions | |
| Beginning of Year | 171,077,920 |
| End of Year | <u>\$ 195,953,086</u> |

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

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Note 1 - Description of Funds and Summary of Significant Accounting Policies

The financial statements for the City of St. Cloud, Florida (the City) have been prepared in conformity with generally accepted accounting principles (U.S. GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant City accounting policies are described below.

Reporting Entity

The City of St. Cloud, County of Osceola, State of Florida, is the City's official name. The City was originally established under the laws of the State of Florida in 1911. In 1967, the City adopted its current charter by legal authority of Sp. Acts, Chapter 65-2166, Section 1.02 of the Florida Statutes.

The City operates under a council-manager form of government and provides the following services, as authorized by its charter: public safety, public works, public utilities, culture, recreation, and community development.

In evaluating the City as a reporting entity, management has addressed all potential component units (traditionally separate reporting entities) for which the City may or may not be financially accountable and, as such, be includable within the City's financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's Governing Board and: 1) it is able to impose its will on the organization, or 2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Management determined that the Stevens Plantation Improvement Project Dependent Special District and the Community Redevelopment Agency are component units that should be included in the City's financial statements.

Stevens Plantation Improvement Project Dependent Special District (the DSD)

The DSD was created by the City on August 21, 2003, via City Ordinance 2003-47, pursuant to Section 189.4041 of the Florida Statutes. The purpose of the DSD is to acquire land within its geographical boundary from the proceeds of tax-exempt debt for resale to developers in association with the Stevens Plantation Development (a mixed-use, master planned community encompassing approximately 590 acres within the City). The DSD is included as a blended component unit in the accompanying government-wide financial statements of the City.

Community Redevelopment Agency (CRA)

The CRA was created pursuant to Chapter 163, Florida Statutes, City Ordinance 2005-78, and City Resolutions 2005-174R, 2005-175R, and 2005-178R. The City Council serves as the CRA Board, and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government. Separate financial statements are issued for the CRA and can be obtained from the City's Office of Budget and Finance.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

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 primary government and its component units. Except for nominal amounts, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. 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 or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements provided for governmental funds, proprietary funds, and fiduciary funds are excluded from the government-wide financial statements. Major individual governmental and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments for services provided and other charges between the City's sanitation and stormwater functions, and various other functions of the government. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Charges for internally dedicated resources are reported as general revenues, rather than as program revenues. Likewise, general revenues include all taxes.

Fund Financial Statements

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 liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Property taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City operates the following major governmental funds:

- The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The **St. Cloud/OUC Interlocal Agreement Fund** accounts for the restricted and unrestricted resources associated with the City's agreement with the Orlando Utilities Commission (OUC) to operate the City's electric system. The City entered into an interlocal agreement with OUC, under which OUC will operate the system for 25 years. The agreement specifies that all electric billings belong to OUC, with guaranteed payments made to the City. Additional information can be found in Note 12.
- The **Mobility Fees Fund** accounts for fees collected from the City's mobility fee ordinance to be spent to increase the capacity of or provide new roads, pedestrian walkways, or trails.
- The **One Percent Surcharge Fund** accounts from a county-wide one percent local sales tax on the first \$5,000 of a retail transaction. The City receives 9.5% of the revenue collected in Osceola County after the School Board receives its portion.
- The **Parks and Recreation Impact Fees Fund** accounts for funds collected from the City's Recreation Impact Fee Ordinance to be spent to increase the capacity of current recreational facilities or provide new recreational facilities.
- The **Police and Fire Impact Fees Fund** accounts for funds collected from the City's Police and Fire fee ordinance to be spent on the first set of equipment for additional offices and fire department personnel.
- The **Capital Projects Fund** accounts for the costs of constructing multiyear road paving, drainage, resurfacing, recreation facilities, and public building construction and renovation.

The City reports the following major proprietary funds:

- The **Sanitation Utility Fund** accounts for the operations and maintenance of the City's solid waste collection system.
- The **Stormwater Utility Fund** accounts for the operations, improvements, and maintenance of the storm drainage system.

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- The **Stevens Plantation Dependent Special District** accounts for the acquisition of land within the DSD’s geographical boundary from the proceeds of tax-exempt debt for resale to developers in association with the Stevens Plantation Development.

Additionally, the City reports the following fund types:

- The **Special Revenue Funds** account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.
- The **Debt Service Fund** accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest.
- The **Internal Service Funds** are an accounting device used to accumulate and allocate costs internally among the City’s various functions. The City uses Internal Service Funds to account for its fleet maintenance operations and self-insurance (health and workers’ compensation) programs.
- The **Pension Trust Funds** account for the activities of the City’s General Employees, Police Officers, and Firefighters Retirement Systems, which accumulate resources for pension benefit payments to qualified retiring employees. They are excluded from the government-wide financial statements because they are fiduciary in nature and do not represent resources available to the City for operations.

The City conforms all significant accounting policies to U.S. GAAP applicable to governmental units. The following is a summary of the more significant principles and practices used in the preparation of these financial statements:

Proprietary Funds

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the City’s enterprise funds and of the City’s Internal Service Funds are charges to customers for sales and services. Operating expenses for enterprise funds and the Internal Service Funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City’s policy to generally use restricted resources first, then unrestricted resources as they are needed for their intended purposes; however, this decision is frequently made on a case-by-case basis based upon facts and circumstances.

Property Taxes

Under Florida law, the assessment of all properties and the collection of all county, municipal, and School Board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the state regulating tax assessments are also designed to assure a consistent property valuation method state-wide. Florida Statutes permit municipalities to levy property taxes at a rate of up to 10 mills. The millage rate assessed by the City for the fiscal year ended September 30, 2025, was 5.1128 mills.

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Property taxes are billed and collected within the same fiscal period and are reflected on the modified accrual basis. Ad valorem taxes on property values have a lien assessment and due date of January 1, with the millage established during September. The fiscal year for which taxes are levied begins October 1. Taxes are billed (levied) in November with a maximum discount available through November 30 and become delinquent April 1. Tax certificates are issued for delinquent taxes on or before June 1. After sale, the tax certificates bear interest of 18% per year, or at any lower rate bid by the buyer. The tax certificate money is then sent to the appropriate taxing agency in accordance with its tax levy to complete its ad valorem tax revenue requirement.

The City would accrue property tax receivables for unsold certificates if they were measurable and available. However, they are not measurable and available. As a result, there are no property tax receivables at September 30, 2025.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the City considers all highly liquid investments held outside of the City's pooled cash system (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents. All cash and investments held by the pooled cash system are considered cash equivalents for the cash flow statement.

Equity in Pooled Cash and Investments

The City utilizes a pooled cash and investment fund, which allows the various funds of the City to pool monies for investment purposes. Investment earnings are distributed monthly based on average monthly balances. Cash is maintained in an interest-bearing checking account at a local financial institution to maximize earnings on idle cash. The nature of the fund permits temporary negative cash balances upon overdrawing of cash available in individual funds, which are presented as interfund receivables and payables.

Capital Grants and Contributions

Accounts receivable from other governments include amounts due from grantors. Program and capital grants for capital assets are recorded as receivables and revenues at the time reimbursable costs are incurred. Revenues received in advance of costs being incurred are deferred. Capital grants and other contributions for capital asset additions to the proprietary funds are recorded as non-operating revenues. Contributed assets are recorded in the proprietary funds and in general capital assets at acquisition value at the time received.

Inventories and Prepaids

Inventories consist of materials and supplies used in the City's utility and general government operations and are valued using the weighted-average cost method, which approximates fair value. The cost of inventories is accounted for by the consumption method, whereby inventory is recorded as expenditure when used. Appropriate allowances are recorded for obsolete and surplus items, when applicable. Payments made to vendors for services that will benefit periods beyond September 30, 2025, are recorded as prepaid items. These payments are recorded as expenditures or expenses when consumed rather than when purchased.

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Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Property, plant and equipment with initial, individual costs that equal or exceed \$5,000 and estimated useful lives of over one year are recorded as capital assets. Roads, bridges, and sidewalks are capitalized when dedicated to the City within a new development or when their initial costs equal or exceed \$25,000 and possess estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed (except for intangible right-to-use lease assets, the measurement is discussed in Note 1, under *Leases*). Donated capital assets are recorded at estimated acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital asset purchases are recorded as capital outlay expenditures in the fund level governmental funds in the year of acquisition.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

| | |
|-------------------------------|-------------|
| Buildings and Improvements | 8-40 Years |
| Utility Line Extensions | 15-50 Years |
| Plant and Equipment | 3-20 Years |
| Right-to-Use Leased Equipment | 3-20 Years |
| Subscription Arrangements | 3-5 Years |
| Meters and Transformers | 15-20 Years |
| Infrastructure | 15-50 Years |

Amortization of assets recorded under leases/subscription-based information technology arrangements (SBITA) is included with depreciation expense.

Proprietary fund expenditures for repairs and maintenance are expensed when incurred. Additions, major renewals, and replacements, which increase the useful lives of the assets, are capitalized.

Compensated Absences

The City recognizes a liability for compensated absences for leave time that: (1) has been earned for services previously rendered by employees, (2) accumulates and may be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. Based on these criteria, two types of leave qualify for liability recognition for compensated absences: vacation and sick leave. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only when the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for *deferred outflows of resources*. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until

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then. The City has three items that qualify for reporting in this category. They are the deferred charge on refunding reported in the government-wide statement of net position, and the deferred outflows of pension and other postemployment benefits (OPEB). A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The deferred amounts related to pension and OPEB relate to the difference between estimated and actual investment earnings, changes in actuarial assumptions, and other pension and OPEB related changes.

In addition to liabilities, the statement of financial position includes a separate section for *deferred inflows of resources*. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has four items that qualify for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues related to grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements, the City reports deferred amounts related to leases, and deferred amounts related to pension and OPEB

Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- *Net investment in capital assets* consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.
- *Restricted* net position consists of restricted assets reduced by certain liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.
- *Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that do not meet the definition of the two preceding categories.

Sometimes the City 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 and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

Fund Balance Reporting

The City is presenting the fund balances of the governmental funds in accordance with GASB Statement No. 54. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of

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the resources reported in governmental funds. Fund balance classifications under GASB Statement No. 54 are non-spendable, restricted, committed, assigned, and unassigned. These classifications reflect not only the nature of the funds but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance. The fund balance classifications are as follows:

Non-Spendable—Includes fund balance amounts that cannot be spent, either because they are not in spendable form or because of legal or contractual requirements. Examples of non-spendable amounts that cannot be used because of their form are long-term portions of loans to other funds, inventories, and prepaid amounts.

Spendable Fund Balance:

- ***Restricted***—Amounts are not available because of legally enforceable constraints, such as money awarded from criminal prosecution, money restricted based on creditors' requirements of loan agreements, and amounts restricted by law or enabling legislation.
- ***Committed***—Amounts of the fund balance are set aside by action of the City Council for a specific purpose and cannot be used for any other purpose (unless there is action by the City Council allowing for such use) and amounts specifically committed for use in satisfying contractual requirements. The City does not have any committed fund balance in the governmental funds.
- ***Assigned***— Amounts of the fund balance are intended to be used for a specific purpose but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the City Manager to assign fund balances in accordance with the City's established fund balance policy and based on recommendations by the City Council, advisory committees, or the senior management of the City. Assigned fund balance shall reflect management's intended use of resources as set forth in the annual budget and budget amendments. The Council may also assign fund balances, as it does when appropriating fund balances to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget.
- ***Unassigned***—Amounts of the fund balance will only appear in the General Fund or, if other governmental funds' expenditures are incurred in excess of amounts restricted, committed, or assigned for the purpose, the other governmental funds may have a negative unassigned fund balance.

The City Council established a Fund Balance Policy that required the unassigned fund balance be no less than 12.5% of General Fund operating expenditures. For the spending order of the fund balance, the City uses restricted amounts first, when both restricted and unrestricted fund balance is available, unless there are legal documents/contracts that prohibit this. Additionally, the City would first use committed fund balance, followed by assigned fund balance, and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

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Budgets and Budgetary Accounting

The annual operating budget serves as legal authorization for expenditures and the proposed means of financing them. The 2025 annual operating budget was prepared for all funds, except the following:

■ **Pension Trust Funds**

These funds are not budgeted annually by the City Council.

The annual operating budgets are prepared on the same basis of accounting as that previously described for each fund. The budget is prepared by the City Manager, detailing all estimated income, including the proposed property tax levy and all proposed expenditures as deemed necessary and desirable. The City Council may adopt the budget, with or without amendment, increasing or decreasing programs or amounts after a public hearing. Adoption of the budget by the City Council constitutes appropriation of the amounts specified as expenditures from the funds indicated and constitutes a levy of the property tax proposed. Budgetary control is legally maintained at the department level.

The City Manager is legally authorized to transfer part or all of the unencumbered appropriation balance within departments without seeking City Council approval. However, the City Manager must obtain approval from the City Council to transfer appropriations between departments or funds. Upon certification from the City Manager of excesses in revenue, the City Council may make supplemental appropriations for the year up to the amount of each excess. Supplemental appropriations were made during the year. If at any time during the year it appears probable to the City Manager that revenues will be insufficient to meet the amount appropriated, he shall notify the City Council who shall then take such further action as it deems necessary to prevent any deficit. Appropriations, except for open project appropriations and encumbrances, lapse at the end of each fiscal year. Contingency amounts may be used for any unforeseen purpose or emergency upon approval of City Council.

Encumbrances outstanding at year-end do not represent expenditures or liabilities under U.S. GAAP but represent budgetary accounting controls that carry over to the next year. All budgets are prepared on a U.S. GAAP basis.

The actual results of operations are presented in accordance with U.S. GAAP, and the City's accounting policies do not recognize encumbrances as expenditures until the period in which the goods or services are actually received and a liability is incurred.

Leases

The City is a lessee for non-cancellable lease of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct cost. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

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- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor: The City is a lessor for various non-cancellable leases. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines: (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

SBITAs

The City recognizes a SBITA liability and an intangible right-to-use asset in the government-wide financial statements. At the commencement of a SBITA, the City initially measures the liability at the present value of payments expected to be made during the subscription term. Subsequently, the liability is reduced by the principal portion of the subscription payments made. The SBITA asset is initially measured as the initial amount of the SBITA liability, adjusted for subscription payments made at or before the commencement date, plus certain initial implementation cost. Subsequently, the SBITA asset is amortized on a straight-line basis over its useful life.

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SBITA assets are reported with capital assets, net of depreciation and subscription liabilities are reported with long-term liabilities on the statement of net position.

Recent GASB Accounting Standards

The City is currently evaluating the effects that the following GASB statements, which will be implemented in future financial statements, will have on its financial statements for subsequent fiscal years:

- GASB Statement No. 103, *Financial Reporting Model Improvements*, which will be effective for the year ending September 30, 2026. This statement introduces improvements to the financial reporting model aimed at enhancing the clarity and decision-usefulness of key financial information while addressing certain application issues.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, will be effective for the year ending September 30, 2026. This statement enhances financial statement note disclosures by requiring entities to provide more detailed information about certain types of capital assets. Specifically, lease assets, intangible right-to-use assets, and subscription-based IT assets must be disclosed separately by major class in the capital assets note disclosures. Additionally, intangible assets other than these categories must also be disclosed separately by major class.
- GASB Statement No. 105, *Subsequent Events*, will be effective for fiscal years beginning after September 30, 2027. This statement aims to improve financial reporting by clarifying the timeframe and requirements for reporting transactions or events that occur after the financial statement date. It defines the subsequent events timeframe as the period ending on the date the financial statements are “available to be issued”, which is when they are complete in a GAAP-compliant format and all necessary approvals for issuance have been obtained. The City will need to disclose the specific date through which subsequent events were evaluated and provide detailed notes for “non-recognized events”, such as significant debt-related transactions or changes to the reporting entity, including an estimate of their financial effect.

GASB Statements Implemented

For the year ended September 30, 2025, the City implemented GASB Statement No. 102, *Certain Risk Disclosures*. Statement No. 102 intends to improve financial reporting by providing users of the financial statements with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. There was no impact to City’s financial statements as a result of the adoption of this statement.

For the year ended September 30, 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. This statement updates the treatment for compensated absences and requires that liabilities for compensated absences be recognized for: (1) leave that has not been used, and (2) leave that has been used but not yet paid in cash or settled through non-cash means. The effects of the change in accounting principal are summarized below.

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| | Fund Balance/Net Position | | |
|----------------------------|----------------------------------|-------------------|-----------------|
| | Prior Period | Adjustment | Restated |
| Government-Wide | | | |
| Governmental Activities | \$ 418,215,268 | \$ (3,323,220) | \$ 414,892,048 |
| Business-Type Activities | \$ 64,389,342 | \$ (340,973) | \$ 64,048,369 |
| Enterprise Funds | | | |
| Sanitation Fund | \$ 8,640,491 | \$ (256,085) | \$ 8,384,406 |
| Stormwater Fund | \$ 52,973,841 | \$ (20,476) | \$ 52,953,365 |
| Non-Major Enterprise Funds | \$ 6,703,692 | \$ (64,412) | \$ 6,639,280 |
| Internal Service Funds | \$ 1,114,402 | \$ (17,677) | \$ 1,096,725 |

Note 2 - Cash and Cash Equivalents

Pooled Cash and Investments

The City maintains a cash and investment pool that carries substantially all cash and investments of the City and is used by all funds except the pension trust funds. Each fund's portion of the pool is displayed in the accompanying financial statements as "Cash and Investments". The cash and investments of the pension trust funds and agency fund are held separately from other funds of the City. All cash and investments of the pool are considered cash equivalents for the statement of cash flows.

Cash Deposits

As of September 30, 2025, the City's cash deposits were entirely covered by federal depository insurance or by a banking network provided by Chapter 280 of the Florida Statutes. Florida Statutes provide for collateral pooling by banks and savings and loans and limit local government deposits to "authorized depositories". Therefore, all cash deposits held by banks can be classified as fully insured.

Investments

The City's investment policy is constructed with the objectives of: (1) preserving and protecting principal; (2) maintaining liquidity; and (3) earning interest on the invested funds and allows the City to invest surplus money in instruments provided by Florida Statutes 166.261 and 218.415. Among them are U.S. Treasury bills, bonds, notes and their derivatives, federal agency securities, local government surplus trust funds, domestic time deposits, bankers' acceptance notes, commercial paper, repurchase agreements, federal securities trusts, collateralized mortgage obligations, corporate debt, assets-backed securities, taxable and tax-exempt securities, mortgage securities, and mutual funds made up of such securities.

As of September 30, 2025, the City's pooled investments (including pension trust funds) are summarized below:

| Investments | Maturities | | Fair Value | Rating | FMV Level |
|------------------------------------|-------------------|--------------|--------------------|---------------|------------------|
| Cash and Equivalents | | | \$ 3,818,487 | | N/A |
| U.S. Government Issues | 2.66 | Year Average | 86,529,038 | AA+ | Level 2 |
| Corporate Issues | 2.68 | Year Average | 70,381,508 | A+ | Level 2 |
| Municipal Issues | 4.01 | Year Average | 607,763 | A+ | Level 2 |
| Money Market Account | 0.12 | Year Average | 5,434,038 | AAAm | N/A |
| Local Government Investment Pools: | | | | | |
| Florida PRIME | 0.13 | Year Average | 25,603,036 | AAAm | N/A |
| Florida PALM | 0.12 | Year Average | 15,913,215 | AAAm | N/A |
| | | | <u>208,287,085</u> | | |

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| <u>Investments</u> | <u>Maturities</u> | <u>Fair Value</u> | <u>Rating</u> | <u>FMV Level</u> |
|--------------------------|-------------------|-----------------------|---------------|------------------|
| Pension Funds: | | | | |
| Cash and Equivalents | | \$ 8,905,412 | | N/A |
| Domestic Equities | | 81,029,965 | | Level 1 |
| Foreign Equities | | 28,940,958 | | Level 1 |
| Private Equities | | 2,207,454 | | Level 1 |
| Domestic Fixed Income | 7.62 Year Average | 61,822,630 | AA- | Level 2 |
| Real Estate Income Funds | | 13,037,179 | | Level 3 |
| Alternatives | 2.45 Year Average | 9,488 | BBB- | Level 1 |
| Total Pension Funds | | <u>195,953,086</u> | | |
| Total Investments | | <u>\$ 404,240,171</u> | | |

Cash and Investments Reported in Government-Wide

| | |
|-------------|--------------------|
| Cash | \$ 3,818,487 |
| Investments | <u>204,468,598</u> |

Total Cash and Investments Reported in Government-Wide \$ 208,287,085

Cash and Investments Reported in Fiduciary Funds

| | |
|-------------|--------------------|
| Cash | \$ 8,905,412 |
| Investments | <u>187,047,674</u> |

Total Cash and Investments Reported in Fiduciary Funds \$ 195,953,086

Investments, including derivative instruments that are not hedging derivatives, are measured at fair value on a recurring basis. Recurring fair value measurements are those that GASB statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value; Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt and equity securities, categorized as Level 1, are valued based on prices quoted in active markets for those securities. Debt securities and certificates of deposit, categorized as Level 2, are valued based on market-corroborated data. Private debt assets, categorized as Level 3, are valued using an independent pricing service or are valued in good faith by the general partner using such factors as financial statements, earnings forecasts, recent transactions in the same or similar securities and valuation information obtained from broker-dealers, recognized quotation services, or independent appraisal firms. Real estate assets, categorized as Level 3, use industry standard valuation approaches, which includes market analysis of comparable properties and/or financial modeling of unobservable inputs based on assumptions that are supported by property level actuals, budgets, internal market research, or periodic appraisals.

Florida PRIME and Florida PALM

The City's investments in Florida PRIME and Florida PALM are similar to money market funds in which units are owned in the fund rather than the underlying investments. These investments are reported at amortized cost and meet the requirements of GASB Statement No. 31, as amended by GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, which establishes criteria for an external investment pool to qualify for making the election to measure all its investments at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from either Florida PRIME or Florida PALM, although, in the occurrence of an event that has a material impact on liquidity or operations of the trust funds, the funds' Executive Directors may limit contributions to or withdrawals from the trust funds for a period of 48 hours.

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Credit Risk

U.S. Agencies are rated by Moody's Investors Service and Standard & Poor's. The City's investment policy limits investments in debt securities to the highest rating category by a nationally recognized statistical rating agency for the applicable corresponding maturity. The City's pension investment policy requires 85% of the fixed income securities to have a minimum rating of investment grade or higher as reported by a major credit rating service.

Custodial Credit Risk

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

The City's investment policy, pursuant to Section 218.415(18), Florida Statutes, requires securities purchased by the City to be held with a third-party custodian; and all securities purchased by, and all collateral obtained by the City shall be properly designated as an asset of the City. Further, the securities must be held in an account separate and apart from the assets of the financial institution. The City's pension investments are held by the counterparty, not in the name of the City.

Interest Rate Risk

Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The weighted-average maturity of the City's investments is displayed with the fair value of the investments.

The City's investment policy sets limitations on instruments, diversification, and maturity based on whether the funds invested are short-term or long-term. Investments of current operating funds are considered short-term and shall have maturities no longer than twelve (12) months. Investments of reserves and other non-current operating funds shall be considered "core funds" or "surplus funds" and shall have a term appropriate to the need for the funds; however, shall not exceed five and one-half (5.50) years from the date of settlement. In addition, the weighted average effective duration shall not exceed three (3.00) years.

Concentration of Credit Risk

■ **Non-Pension Investments**

More than 5% of the City's non-pension investments are in Florida PALM, Florida PRIME, and United States Treasury Obligations. These investments are 7.78%, 12.52%, and 40.80%, respectively, of the total non-pension investments of the City.

■ **General Employees' Pension**

More than 5% of the City's General Employees' Pension investments are in Federal National Mortgage Association (FNMA), United States Treasury Obligations, Fidelity Large Cap Growth Index, Brandywine Global-Dynamic US Large Cap Value ETF, PIMCO Diversified Income Fund, and Euro Pacific Growth Fund. These investments are 5.25%, 6.91%, 9.46%, 10.51%, 10.88%, and 15.40%, respectively, of the total investments for the General Employees' Pension Fund

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

■ **Police and Fire Pension**

More than 5% of the City's Police and Fire Pension Investments are in Federated Treasury Obligation Institutional Shares, FNMA, United States Treasury Obligations, Brandywine Global-Dynamic US Large Cap Value ETF, Fidelity Large Cap Growth Index, PIMCO Diversified Income Fund, Vanguard 500 Index Fund, and Euro Pacific Growth Fund. These investments are 5.31%, 5.65%, 6.77%, 7.98%, 11.22%, 12.18%, 12.44% and 14.17%, respectively, of the total investments for the Police and Fire Pension Fund.

Foreign Currency Risk

The Pension Trust Fund investment policies limit foreign investments to no more than 25% of total fund assets for the General Employees' Pension Plan and 25% of total fund assets for the Police and Fire Pension Plan. On September 30, 2025, the General Employees' Pension Plan had \$14,472,694 or 15.40% of the total fund assets and the Police and Fire Pension Plan had \$14,468,264 or 14.17% of the total fund assets invested internationally. The City's non-pension investments are not exposed to this type of risk.

Note 3 - Capital Assets

| | Beginning Balance | Increases | (Decreases) | Transfers | Ending Balance |
|---|-----------------------|----------------------|------------------------|-----------------|-----------------------|
| Governmental Activities | | | | | |
| Capital Assets Not Being Depreciated: | | | | | |
| Land and Improvements | \$ 22,451,105 | \$ 4,580,967 | \$ (712,769) | \$ - | \$ 26,319,303 |
| Right-of-Way | 16,917,112 | - | - | - | 16,917,112 |
| Construction in Progress | 38,243,692 | 20,606,393 | (35,698,638) | - | 23,151,447 |
| Total Capital Assets Not Being Depreciated | <u>77,611,909</u> | <u>25,187,360</u> | <u>(36,411,407)</u> | <u>-</u> | <u>66,387,862</u> |
| Capital Assets Being Depreciated and Amortized: | | | | | |
| Buildings and Improvements | 93,016,316 | 32,451,259 | (987,137) | (16,693) | 124,463,745 |
| Equipment | 49,033,896 | 6,524,228 | (2,466,542) | - | 53,091,582 |
| Right-to-Use Leased Equipment | 1,237,017 | 168,276 | (33,976) | - | 1,371,317 |
| Subscription Arrangements | 3,455,348 | 43,690 | (20,859) | - | 3,478,179 |
| Electric Plant | 43,120,797 | - | (251,688) | - | 42,869,109 |
| Infrastructure (Roads and Streets) | 133,594,106 | 10,135,399 | - | - | 143,729,505 |
| Infrastructure (Water and Sewer) | 304,503,036 | 445,894 | (8,323,425) | - | 296,625,505 |
| Total Capital Assets Being Depreciated and Amortized | <u>627,960,516</u> | <u>49,768,746</u> | <u>(12,083,627)</u> | <u>(16,693)</u> | <u>665,628,942</u> |
| Less Accumulated Depreciation and Amortization: | | | | | |
| Buildings and Improvements | (47,994,128) | (3,900,915) | 714,414 | 16,693 | (51,163,936) |
| Equipment | (31,555,603) | (4,184,273) | 2,420,776 | - | (33,319,100) |
| Right-to-Use Leased Equipment | (698,431) | (295,248) | 33,976 | - | (959,703) |
| Subscription Arrangements | (1,340,486) | (808,086) | 20,859 | - | (2,127,713) |
| Electric Plant | (41,023,700) | (375,457) | 250,306 | - | (41,148,851) |
| Infrastructure (Roads and Streets) | (72,083,745) | (4,726,809) | - | - | (76,810,554) |
| Infrastructure (Water and Sewer) | (133,308,408) | (8,799,415) | 8,236,794 | - | (133,871,029) |
| Total Accumulated Depreciation and Amortization | <u>(328,004,501)</u> | <u>(23,090,203)</u> | <u>11,677,125</u> | <u>16,693</u> | <u>(339,400,886)</u> |
| Total Capital Assets Being Depreciated, Net | <u>299,956,015</u> | <u>26,678,543</u> | <u>(406,502)</u> | <u>-</u> | <u>326,228,056</u> |
| Governmental Activities Capital Depreciated, Net | <u>\$ 377,567,924</u> | <u>\$ 51,865,903</u> | <u>\$ (36,817,909)</u> | <u>\$ -</u> | <u>\$ 392,615,918</u> |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | Beginning Balance | Increases | (Decreases) | Transfers | Ending Balance |
|--|----------------------|---------------------|-------------------|-----------------|----------------------|
| Business-Type Activities | | | | | |
| Capital Assets Not Being Depreciated: | | | | | |
| Land and Improvements | \$ 150,662 | \$ - | \$ - | \$ - | \$ 150,662 |
| Right-of-Way | 5,000 | - | - | - | 5,000 |
| Construction in Progress | 82,117 | 132,175 | - | - | 214,292 |
| Total Capital Assets Not Being Depreciated | <u>237,779</u> | <u>132,175</u> | <u>-</u> | <u>-</u> | <u>369,954</u> |
| Capital Assets Being Depreciated and Amortized: | | | | | |
| Buildings and Improvements | 7,243,493 | 340,435 | (2,513) | 16,693 | 7,598,108 |
| Infrastructure | 65,271,886 | 7,515,182 | - | - | 72,787,068 |
| Equipment | 14,481,558 | 3,385,879 | (193,466) | - | 17,673,971 |
| Right-to-Use Leased Equipment | 4,033 | 15 | (4,048) | - | - |
| Subscription Arrangements | 52,940 | 288,388 | - | - | 341,328 |
| Total Capital Assets Being Depreciated and Amortized | <u>87,053,910</u> | <u>11,529,899</u> | <u>(200,027)</u> | <u>16,693</u> | <u>98,400,475</u> |
| Less Accumulated Depreciation and Amortization: | | | | | |
| Buildings and Improvements | (2,287,102) | (317,513) | 839 | (16,693) | (2,620,469) |
| Infrastructure | (16,896,307) | (1,872,280) | - | - | (18,768,587) |
| Equipment | (8,969,746) | (1,309,849) | 193,466 | - | (10,086,129) |
| Right-to-Use Leased Equipment | (3,729) | (320) | 4,049 | - | - |
| Subscription Arrangement | (21,176) | (104,542) | - | - | (125,718) |
| Total Accumulated Depreciation and Amortization | <u>(28,178,060)</u> | <u>(3,604,504)</u> | <u>198,354</u> | <u>(16,693)</u> | <u>(31,600,903)</u> |
| Total Capital Assets Being Depreciated, Net | <u>58,875,850</u> | <u>7,925,395</u> | <u>(1,673)</u> | <u>-</u> | <u>66,799,572</u> |
| Total Business-Type Activities | | | | | |
| Capital Assets, Net | <u>\$ 59,113,629</u> | <u>\$ 8,057,570</u> | <u>\$ (1,673)</u> | <u>\$ -</u> | <u>\$ 67,169,526</u> |

Depreciation/Amortization Expense - Governmental Activities

| | |
|--|----------------------|
| General Government and Administration | \$ 2,103,414 |
| Public Safety | 3,422,947 |
| Transportation | 5,735,002 |
| Parks and Recreation | 1,767,531 |
| Electric Plant - Interlocal | 375,457 |
| Utility System - Interlocal | 9,618,139 |
| Capital Assets Held by the City's Internal Service | |
| Funds Charged to the Various Functions Based on | |
| Their Usage of the Assets | <u>67,714</u> |
| Total Depreciation/Amortization Expense - Governmental Activities | <u>\$ 23,090,204</u> |

Depreciation/Amortization Expense - Business-Type Activities

| | |
|---|---------------------|
| Sanitation Utility | \$ 1,198,441 |
| Stormwater Utility | 2,189,239 |
| Building Department | <u>216,824</u> |
| Total Depreciation/Amortization Expense - Business-Type Activities | <u>\$ 3,604,504</u> |

Note 4 - Leasing Activities

Under GASB Statement No. 87, *Leases*, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Lease Payable

As of September 30, 2025, the City had 23 active leases. Lease payments range from \$149 to \$215,150, with interest rates ranging from .3277% to 3.0590%. The total lease liability was \$378,469. The right-to-use asset had a total value of \$1,371,316, with accumulated amortization of \$959,704. The leases had no variable payments.

Annual requirements to amortize long-term obligations and related interest are as follows:

| Governmental Activities | | | |
|--------------------------------|---------------------------|--------------------------|-----------------------|
| Fiscal Year | Principal Payments | Interest Payments | Total Payments |
| 2026 | \$ 296,968 | \$ 4,894 | \$ 301,862 |
| 2027 | 42,940 | 1,962 | 44,902 |
| 2028 | 19,024 | 1,040 | 20,064 |
| 2029 | 19,538 | 527 | 20,065 |
| Total Governmental | <u>\$ 378,470</u> | <u>\$ 8,423</u> | <u>\$ 386,893</u> |

Lease Receivable

As of September 30, 2025, the City had 8 active leases. Lease receipts range from \$9,916 to \$192,500, with interest rates ranging from .4753% to 1.8823%. As of the same date, the total lease receivable was \$5,470,441 and the total deferred inflow of resources was \$5,100,375.

Principal and interest expected to maturity:

| Governmental Activities | | | |
|--------------------------------|---------------------|---------------------|---------------------|
| Fiscal Year | Principal | Interest | Total |
| 2026 | \$ 416,551 | \$ 89,103 | \$ 505,654 |
| 2027 | 350,260 | 84,704 | 434,964 |
| 2028 | 315,966 | 80,412 | 396,378 |
| 2029 | 298,959 | 76,262 | 375,221 |
| 2030 | 145,777 | 73,215 | 218,992 |
| 2031-2035 | 858,240 | 328,062 | 1,186,302 |
| 2036-2040 | 566,309 | 263,191 | 829,500 |
| 2041-2045 | 381,018 | 220,430 | 601,448 |
| 2045-2050 | 490,764 | 179,667 | 670,431 |
| 2051-2055 | 620,353 | 127,684 | 748,037 |
| 2056-2060 | 751,818 | 62,867 | 814,685 |
| 2061-2065 | 274,425 | 4,542 | 278,967 |
| Total Governmental | <u>\$ 5,470,440</u> | <u>\$ 1,590,139</u> | <u>\$ 7,060,579</u> |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Note 5 - SBITA

As of September 30, 2025, the City had 31 active subscriptions. Subscription payments range from \$1,043 to \$209,822, with interest rates ranging from 2.3100% to 3.8040%. As of the same date, the total subscription liability was \$1,358,714. The right-to-use asset had a total value of \$3,819,508, with accumulated amortization of \$2,253,432. The subscriptions had no variable payments. The software amortization expense is included with depreciation expense. The assets will be amortized over the lease term, which ranges from three to five years. There are no residual value guarantees in the arrangement provisions.

A summary of the principal and interest amounts for the remaining arrangements includes the following principal and interest payments:

| Governmental Activities | | | |
|---------------------------------|---------------------------|--------------------------|-----------------------|
| Fiscal Year | Principal Payments | Interest Payments | Total Payments |
| 2026 | \$ 657,206 | \$ 33,553 | \$ 690,759 |
| 2027 | 451,571 | 13,155 | 464,726 |
| 2028 | 34,253 | 786 | 35,039 |
| Total Governmental | 1,143,030 | 47,494 | 1,190,524 |
| Business-Type Activities | | | |
| Fiscal Year | Principal Payments | Interest Payments | Total Payments |
| 2026 | \$ 106,189 | \$ 5,552 | \$ 111,741 |
| 2027 | 109,495 | 2,247 | 111,742 |
| Total Business-Type | 215,684 | 7,799 | 223,483 |
| Total | \$ 1,358,714 | \$ 55,293 | \$ 1,414,007 |

Note 6 - Receivable

Amounts are aggregated into a single customer receivable (net of allowance for uncollectible) line for certain funds and aggregated columns. Below is the detail of the receivables for the General Fund and enterprise funds, including the applicable allowances for uncollectible amounts:

| | General Fund | Sanitation Utility | Stormwater Utility |
|--|---------------------|---------------------------|---------------------------|
| Customer Receivables | \$ 675,466 | \$ 1,013,716 | \$ 365,662 |
| (Less Allowance for Doubtful Accounts) | - | (43,337) | (27,743) |
| Customer Receivable, Net | \$ 675,466 | \$ 970,379 | \$ 337,919 |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Note 7 - Long-Term Liabilities

Long-term liability for the year ended September 30, 2025, was as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance | Amounts Due Within One Year |
|--|----------------------|----------------------|------------------------|-----------------------|-----------------------------------|
| Governmental Activities | | | | | |
| Direct Borrowing and Direct Placement: | | | | | |
| Florida DEP Revolving Fund Note - 2002 | \$ 35,835 | \$ - | \$ (17,656) | \$ 18,179 | \$ 18,179 |
| Florida DEP Revolving Fund Note - 2005 | 215,277 | - | (105,642) | 109,635 | 108,980 |
| Florida DEP Revolving Fund Note - 2006 | 291,682 | - | (144,015) | 147,667 | 147,667 |
| Capital Improvement Revenue Note - 2019 | 29,530,000 | - | (1,530,000) | 28,000,000 | 1,570,000 |
| Revenue Note - 2024 | 18,112,000 | - | (18,112,000) | - | - |
| Revenue Bonds and Notes: | | | | | |
| Capital Improvement Revenue Bonds - 2025 | - | 80,440,000 | - | 80,440,000 | 2,430,000 |
| Total Revenue Bonds and Notes | 48,184,794 | 80,440,000 | (19,909,313) | 108,715,481 | 4,274,826 |
| Add: Premium | - | 5,449,038 | - | 5,449,038 | - |
| Bonds and Notes, Net of Premium | 48,184,794 | 85,889,038 | (19,909,313) | 114,164,519 | 4,274,826 |
| Other Liabilities: | | | | | |
| Lease Payable | 515,917 | 168,276 | (305,723) | 378,470 | 296,968 |
| Subscription Arrangements | 1,919,523 | 43,690 | (820,183) | 1,143,030 | 657,206 |
| Compensated Absences | 5,914,580 | 681,159 | - | 6,595,739 | 3,957,443 |
| Total OPEB Liability | 3,199,094 | - | (1,067,645) | 2,131,449 | 518,214 |
| Total Other Liabilities | 11,549,114 | 893,125 | (2,193,551) | 10,248,688 | 5,429,831 |
| Total Government Activities | \$ 59,733,908 | \$ 86,782,163 | \$ (22,102,864) | \$ 124,413,207 | \$ 9,704,657 |
| | | | | | |
| | Beginning Balance | Increases | Decreases | Ending Balance | Amounts Due Within One Year |
| Business-Type Activities | | | | | |
| Stevens Plantation Dependent | | | | | |
| Special District Bonds | \$ 3,583,849 | \$ - | \$ (3,583,849) | \$ - | \$ - |
| Total Revenue Notes and Bonds Payable | 3,583,849 | - | (3,583,849) | - | - |
| Other Liabilities: | | | | | |
| Lease Payable | 346 | - | (346) | - | - |
| Subscription Arrangements | 31,743 | 288,388 | (104,447) | 215,684 | 106,189 |
| Landfill Closure Liability | 1,504,084 | - | (103,919) | 1,400,165 | 140,017 |
| Compensated Absences | 659,504 | 47,930 | - | 707,434 | 424,460 |
| Total OPEB Liability | 571,099 | - | (153,061) | 418,038 | 101,637 |
| Total Other Liabilities | 2,766,776 | 336,318 | (361,773) | 2,741,321 | 772,303 |
| Total Business-Type Activities | \$ 6,350,625 | \$ 336,318 | \$ (3,945,622) | \$ 2,741,321 | \$ 772,303 |

The following is a schedule of bonds and notes outstanding at September 30, 2025:

| Description of Bonds | Purpose of Issue | Issued | Outstanding | Rates |
|--|---------------------|-----------------------|-----------------------|------------|
| Governmental Activities | | | | |
| Direct Borrowing and Direct Placement: | | | | |
| Florida DEP Revolving Fund Note - 2002 | Capital Improvement | \$ 281,223 | \$ 18,178 | 2.93% |
| Florida DEP Revolving Fund Note - 2005 | Capital Improvement | 1,770,791 | 109,636 | 2.51% |
| Florida DEP Revolving Fund Note - 2006 | Capital Improvement | 2,312,479 | 147,667 | 2.46-2.52% |
| Capital Improvement Rev Note, 2019 | Capital Improvement | 35,585,000 | 28,000,000 | 2.54% |
| Capital Improvement Rev Bonds, 2025 | Capital Improvement | 80,440,000 | 80,440,000 | 5.00% |
| Total Governmental Activities | | \$ 120,389,493 | \$ 108,715,481 | |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Debt service to maturity on the City’s bonded indebtedness, for the direct placement, and direct borrowing is as follows:

| Fiscal Year | Governmental Activities | |
|--------------------|--------------------------------|---------------------|
| | Principal | Interest |
| 2026 | \$ 1,844,826 | \$ 716,453 |
| 2027 | 1,610,000 | 671,322 |
| 2028 | 1,650,000 | 630,428 |
| 2029 | 1,685,000 | 588,518 |
| 2030 | 1,730,000 | 545,719 |
| 2031-2035 | 9,285,000 | 2,048,256 |
| 2036-2040 | 10,470,655 | 810,260 |
| Total | \$ 28,275,481 | \$ 6,010,956 |

Debt service to maturity on the City’s bonded indebtedness is as follows:

| Fiscal Year | Governmental Activities | |
|--------------------|--------------------------------|----------------------|
| | Principal | Interest |
| 2026 | \$ 2,430,000 | \$ 3,958,748 |
| 2027 | 2,555,000 | 3,848,275 |
| 2028 | 2,685,000 | 3,720,525 |
| 2029 | 2,820,000 | 3,586,275 |
| 2030 | 2,960,000 | 3,445,275 |
| 2031-2035 | 17,160,000 | 14,854,125 |
| 2036-2040 | 21,905,000 | 10,112,875 |
| 2041-2045 | 27,925,000 | 4,090,150 |
| Total | \$ 80,440,000 | \$ 47,616,248 |

The City has pledged certain revenues to repay certain bonds and notes outstanding as of September 30, 2025. The following table reports the revenues, sometimes net of related operating expenses, pledged for each debt issue; the amounts of such revenues received in the current year; the current year principal and interest paid on the debt; the approximate percentage of each revenue, which is pledged to meet the debt obligation; the date through which the revenue is pledged under the debt agreement; and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds and notes at September 30, 2025:

| Description of Bonds | Pledge Revenue | Revenue Received | Principal and Interest Paid | Estimated Percentage Pledged | Outstanding Principal and Interest | Pledged Through |
|--|--|-------------------------|------------------------------------|-------------------------------------|---|------------------------|
| Governmental Activities | | | | | | |
| Capital Improvement Revenue Refundings Note, 2019 Series | Mobility Impact Fee and 1% Surcharge (Covenant to Appropriate) | N/A | \$ 2,280,062 | N/A | \$ 34,005,703 | 2040 |
| Capital Improvement Revenue Refundings Bonds, 2025 Series | Various (Covenant to Appropriate) | N/A | \$ - | N/A | \$ 128,056,248 | 2045 |
| Revenue Note, Draw No A-1-1, 2024 Commercial Paper Loan | Various (Covenant to Appropriate) | N/A | \$ 18,613,728 | N/A | \$ - | 2025 |
| Direct Borrowing and Direct Placement Florida DEP Revolving Fund Notes | Net Stormwater Revenue | \$ 5,387,831 | \$ 280,079 | 5.20% | \$ 280,734 | 2026 |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Estimated Landfill Closure Cost and Post-Closure Liability

The landfill closure was officially accepted and declared by the Florida Department of Environmental Protection on October 10, 2005. State and federal laws and regulations require the City to continue to perform certain maintenance and monitoring functions at the site for 30 years after closure. During operation of the landfill, the City annually funded a liability and an escrow account to cover estimated landfill closure costs and post-closure costs. Based upon full closure of the landfill, excess funds held in the escrow account over the originally estimated closure were withdrawn and deposited to the Sanitation Fund of the City. The remaining liability and escrow funds of \$1,400,165 and \$1,400,165, respectively, have been maintained to cover the post-closure costs estimated for the entire 30-year post-closure period. Actual costs may be different due to inflation, deflation, changes in technology, or changes in regulations.

Note 8 - Interfund Transfers and Payables

The following is a reconciliation of current and long-term interfund receivables and payables:

| | <u>Due From</u> | <u>Due To</u> |
|---|----------------------|----------------------|
| Current Interfund | | |
| General Fund | \$ 26,926 | \$ 1,949 |
| Mobility Fee Fund | - | 16,155,736 |
| One Percent Surcharge Fund | - | 13,068,558 |
| Parks and Recreation Impact Fees Fund | - | 9,248,915 |
| Police and Fire Impact Fees Fund | - | 5,645,837 |
| Capital Projects Fund | 48,299,107 | - |
| Stormwater Utility Fund | 1,949 | - |
| Other Governmental Funds – Non-Major | - | <u>4,206,987</u> |
| Total Current Interfund Receivables and Payables | <u>\$ 48,327,982</u> | <u>\$ 48,327,982</u> |

All interfund balances relate to the funding of various capital projects and are expected to be drawn down as the Capital Projects Fund pays for construction costs. These funds will be repaid as project costs are incurred, but full repayment is not expected within one year.

The following is a reconciliation of interfund transfers:

| | <u>Transfer In</u> | <u>Transfer (Out)</u> |
|---------------------------------------|----------------------|------------------------|
| Interfund Transfers | | |
| General Fund | \$ 24,378,449 | \$ (5,020,359) |
| OUC Interlocal | 350,000 | (12,909,854) |
| Mobility Fee Fund | - | (10,845,012) |
| One Percent Surcharge Fund | - | (4,277,851) |
| Parks and Recreation Impact Fees Fund | - | (3,615,471) |
| Police and Fire Impact Fees Fund | - | (1,032,959) |
| Capital Projects Fund | 18,834,321 | (18,688,082) |
| Stormwater Fund | - | (502,370) |
| Sanitation Fund | - | (1,457,466) |
| Other Governmental Funds – Non-Major | 21,676,020 | (6,539,366) |
| Enterprise Funds – Non-Major | - | <u>(350,000)</u> |
| Total Interfund Transfers | <u>\$ 65,238,790</u> | <u>\$ (65,238,790)</u> |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

The interfund transfers to the Debt Service Fund were for funding the City's long-term notes and bonds payable. Annual budgeted transfers from the OUC Interlocal Agreement Fund to the General Fund are based on budgeted expenses and approved projects. Transfers made from the Capital Projects Fund back to the Mobility Fund were for projects that were canceled or completed under budget. The majority of transfers out are to the Capital Projects Fund for new approved projects. Transfers to and from Internal Service Funds are to shift excess funds initially recorded in the self-insurance fund - health from the self-insurance fund - workers' comp.

Note 9 - Risk Management

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters, for which the City carries commercial insurance. Insurance against losses is provided through various commercial carriers for the following types of risk:

- | | |
|--|-----------------------|
| ■ General Liability | ■ Pollution Liability |
| ■ Property | ■ Automobile |
| ■ Public Officials' and Employment Practices Liability | ■ Crime |

The City's coverage for workers' compensation is under a retrospectively rated policy. Premiums are accrued based on the ultimate cost to date of the City's experience for this type of risk.

A detailed schedule of insurance in force is located in the statistical section.

There was no significant reduction in insurance coverage from the prior year. Also, there were no settlements in excess of coverage for the past three years.

In 2012, the City established a limited risk management program to help contain rising health insurance costs. In 2017, the City established a limited risk management program to help contain rising workers' comp insurance costs. The program consists of purchasing an aggregate stop loss and individual maximum claims reinsurance policy with the City being responsible for the claims not covered by the policy. Premiums collected are then deposited into the Internal Service Funds. All administrative, network, insurance, and claims costs are charged to the funds. If there were to be a shortage that would not be recovered through user fees over a reasonable period of time, then the excess would be charged to each fund and department based upon their portioned share.

Liabilities of the funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs) based on the estimated claims incurred as of September 30 and offset by an estimated recovery from the excess insurance. The results of the process to estimate the claims liability is not an exact amount as it is dependent on timing of claims being reported and processed through the system.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | Fiscal Year Ended | |
|--|-------------------------------|-------------------------------|
| | September 30, 2025 | September 30, 2024 |
| Unpaid Claims, Beginning of Fiscal Year | \$ 883,089 | \$ 878,586 |
| Incurred Claims (including IBNRs) | 7,118,650 | 7,677,482 |
| Claims Payments | (6,990,714) | (7,672,979) |
| Unpaid Claims, End of Fiscal Year | \$ 1,011,025 | \$ 883,089 |

Note 10 - Defined Benefit Pension Plans

Plan Descriptions

The City maintains two separate, single-employer defined benefit pension plans, one single-employer for police officers and firefighters, and a multiple-employer defined benefit plan for general employees' retirement plan that covers substantially all other full-time City employees and Tohopekaliga Water Authority (TOHO) who were employees of the City that become an employee of TOHO on October 1, 2022. These plans are maintained as pension trust funds and are included as part of the City's reporting entity, using the accrual basis of accounting in accordance with U.S. GAAP. Plan member contributions are recognized in the period in which the contributions are due. Investments are reported at fair value. City ordinance and state law requires contributions to be determined by actuarial studies at least every three years. Stand-alone financial reports are not issued.

The General Employees' Retirement System plan was amended, effective October 1, 2022, to include previous city employees who transitioned to TOHO on the transition date of October 1, 2022, amending the plan to be a multiple-employer plan as of that date.

Membership of each plan consisted of the following at the date of the latest actuarial valuation, October 1, 2024 for general employees (including TOHO employees) and for police officers and firefighters:

| | General | Police Officers and Firefighters |
|---|----------------|---|
| Inactive Plan Members or Beneficiaries Currently Receiving Benefits | 203 | 83 |
| Inactive Plan Members Entitled to But Not Yet Receiving Benefits | 402 | 49 |
| Active Plan Members | 384 | 191 |
| Total | 989 | 323 |

General Employees' Retirement Plan

- **Plan Administration**—The General Employees' Retirement Plan (GERP) is a multi-employer defined benefit pension plan administered by a Board of Trustees, which acts as the administrator of the GERP. The Board of Trustees consists of seven trustees, three of whom shall be legal residents of the City who are appointed by the City Council and four of whom are members of the GERP, three of whom shall be elected by a majority of the general employees who are employed by the City who are members of the system and one of whom shall be elected by the TOHO.

NOTES TO FINANCIAL STATEMENTS
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- **Plan Benefits**—The GERP provides retirement, termination, disability, and death benefits to GERP members and their beneficiaries.

Normal Retirement—Eligibility: Earlier of: 1) Age 60 and five years of Credited Service, or 2) the completion of 30 years of Credited Service, regardless of age.

- Benefit Amount: 3.00% of Average Final Compensation (AFC) times Credited Service.

Early Retirement—Eligibility: Age 55 and five years of Credited Service.

- Benefit Amount: Computed as for Normal Retirement, actuarially reduced to reflect payment prior to age 60.

Disability—Eligibility: Total and permanent disability as determined by the Board of Trustees.

- Benefit Amount: Accrued benefit, actuarially reduced as for Early Retirement.

Pre-Retirement Death Benefits—Eligibility: Total and permanent disability as determined by the Board of Trustees.

- Benefit Amount: Accrued benefit, actuarially reduced as for Early Retirement.

Vesting (Termination)—Less than five years: Refund of Member Contributions. Five years or more: Accrued benefit payable at age 60 or age 55 (reduced), or refund of Member Contributions.

- **Contributions**—The City and TOHO are required to contribute at an actuarially determined rate, or 10% of the employee’s compensation, whichever is greater. GERP members hired before October 1, 2024 contribute 1.0% of their annual covered salary, while members hired on or after that date contribute 3.0% of their annual covered salary. Contribution requirements are based upon the normal (current year) cost and amortization of the accrued past service liability as provided in Part VII of Chapter 112, Florida Statutes. The total cost for any year shall be determined based on the actuarial assumptions and cost method used for calculating the City’s annual contributions to the General Employees’ Retirement System. Administrative expenses and payment for the Unfunded Actuarial Accrued Liability shall be allocated on a pro-rata basis using the total Actuarial Accrued Liability under the specified actuarial cost method.

Police Officers’ and Firefighters’ Retirement Plan

- **Plan Administration**—The Police Officers’ and Firefighters’ Retirement Plan (PFRP) is a single-employer defined benefit pension plan administered by a Board of Trustees, which acts as the administrator of the PFRP. The Board of Trustees consists of five trustees, two of whom are legal residents appointed by the City Council, one of whom is a full-time police officer member, and one of whom is a full-time firefighter member who are elected by a majority of the police officers or firefighters, respectively, who are members of the PFRP and a fifth trustee who is chosen by a majority of the first four trustees.

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- **Plan Benefits**—The PFRP provides retirement, disability, and death benefits to PFRP members and their beneficiaries.

Normal Retirement—Eligibility: Earlier of: 1) Age 55 and ten years of Credited Service, or 2) the completion of 25 years (20 for firefighters) of Credited Service, regardless of age.

- Benefit Amount: AFC times 3.75% (4.00% for firefighters) times Credited Service plus an additional fraction of 3.75% (4.00% for firefighters) where the numerator is hours of accrued sick leave and the denominator is annual scheduled work hours.

Early Retirement—Eligibility: Age 50 and ten years of Credited Service.

- Benefit Amount: Accrued benefit, reduced 3% for each year that benefit commencement precedes normal retirement.

Disability—Eligibility: Total and permanent disability as determined by the Board of Trustees from date of hire (service incurred) or after ten years of Credited Service (non-service incurred).

- Benefit Amount Service: Unreduced accrued benefit, but not less than 42% of AFC.
- Benefit Amount Non-Service: Unreduced accrued benefit.

Pre-Retirement Death Benefits—Vested: Accrued benefit, payable for ten years beginning at the member's otherwise Early Retirement Date (reduced basis) or Normal Retirement Date (unreduced).

- Non-Vested: Refund of member contributions.

Vesting (Termination)—Less than ten years of Service: Refund of Member Contributions. Ten years or more: Accrued benefit payable at otherwise Normal or Early (reduced) Retirement Date.

Cost of Living Adjustments (COLA)—For members retiring after September 15, 2016, a 1.00% automatic lifetime COLA, beginning five years after retirement, for all retirees, including normal, Deferred Retirement Option Program (DROP), early, line-of-duty disability, and their beneficiaries, but excluding vested terminated and non-duty-related disability retirees.

- **Contributions**—Plan members are required to contribute 5.55% of salary for police officers and 12.62% for firefighters effective October 9, 2021, of their annual covered salary. The City is required to contribute at actuarially determined rates or 10% of the employee's compensation, whichever is greater. Per City Code Section 54.76, the City Council may amend established contribution requirements. Actuarially determined contribution rates are based upon the remaining amount necessary for payment of Normal (current year's) Cost and amortization of the accrued past service liability as provided in Part VII of Chapter 112, Florida Statutes.

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Plan Investments

The following was the Board of Trustees' adopted asset allocation policy as of September 30, 2025:

| <u>Asset Class</u> | <u>Target Allocation</u> | |
|---------------------------|--------------------------|-------------|
| | <u>GERP</u> | <u>PFRP</u> |
| Domestic Equity | 40% | 40% |
| Foreign Equity Securities | 15% | 15% |
| Broad Market Fixed Income | 20% | 20% |
| Fixed Income (Non-Core) | 15% | 15% |
| Real Estate | 10% | 10% |
| Total | <u>100%</u> | <u>100%</u> |

Concentrations

The plans did not hold investments in any one organization that represent 5% or more of the pension plans' fiduciary net position.

Rate of Return

For the year ended September 30, 2025, the annual money-weighted rates of return on pension plans investments, net of pension plans investment expense, are as follows:

| | <u>GERP</u> | <u>PFRP</u> |
|----------------|-------------|-------------|
| Rate of Return | 11.36% | 10.87% |

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

DROP

When a member reaches normal retirement age, they may elect in writing to participate in the DROP for a maximum of five years. Participants elect to receive a credit equal to the monthly-calculated pension amount plus 6.5% Return On Investment (ROI) per annum, compounded monthly or Net ROI Return (total return net of brokerage commissions, management fees, and transaction costs). The balance of the participants' DROP accounts as of September 30, 2025, for GERP was \$1,607,226 and for PFRP \$1,132,208.

Net Pension Liability

The components of the net pension liability of the Sponsor on September 30, 2025, were as follows:

| | <u>GERP</u> | <u>PFRP</u> |
|---|---------------------|----------------------|
| Total Pension Liability | \$ 98,900,687 | \$ 122,096,663 |
| Plan Fiduciary Net Position | <u>(93,949,160)</u> | <u>(101,953,521)</u> |
| Plan's Net Pension Liability | <u>\$ 4,951,527</u> | <u>\$ 20,143,142</u> |
| City's Proportionate Share | 76.316922% | 100% |
| City's Net Pension Liability | <u>\$ 3,778,853</u> | <u>\$ 20,143,142</u> |
| Plan Fiduciary Net Position as a Percentage of Total Pension Liability | 94.99% | 83.50% |

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The measurement date for both plans was September 30, 2025. The measurement period and the reporting period for both plans was October 1, 2024 through September 30, 2025. The Sponsor’s Net Pension Liability was measured as of September 30, 2025, which was the same date used for the Total Pension Liability.

Actuarial Assumptions

The Total Pension Liability was determined by an actuarial valuation as of October 1, 2024 updated to September 30, 2025, using the following actuarial assumptions:

| | GERP | PFRP |
|----------------------------|---------------|---------------|
| Investment Rate of Return | 7.25% | 7.25% |
| Projected Salary Increases | Service Based | Service Based |
| Inflation Rate | 2.50% | 2.50% |
| Discount Rate | 7.25% | 7.25% |

GERP

Mortality Rate:

Healthy Active Lives:

Female: PubG.H-2010 for Employees.

Male: PubG.H-2010 (Below Median) for Employees, set back one year.

Retiree Lives:

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

Beneficiary Lives:

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:

PubG.H-2010 for Disabled Retirees, set forward three years.

PFRP

Mortality Rate:

Healthy Active Lives:

PubS.H-2010 (Below Median) for Employees, set forward one year.

Healthy Retiree Lives:

PubS.H-2010 for Healthy Retirees, set forward one year.

Beneficiary Lives:

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:

80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates for healthy lives are projected generationally with Mortality Improvement Scale MP-2021

The previously described mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman’s July 1, 2024 FRS valuation report for special risk employees, with appropriate risk and collar adjustments made based on plan demographics. We feel this assumption sufficiently accommodates future mortality improvements.

NOTES TO FINANCIAL STATEMENTS
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The most recent actuarial experience study used to review the other significant assumptions was dated August 6, 2021 for GERP and August 8, 2024 for PFRP.

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plans investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plans investment expenses and inflation) are developed for each major asset class.

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocation as of September 30, 2025, are summarized in the following table:

| | <u>GERP</u> | <u>PFRP</u> |
|---------------------------|-------------|-------------|
| Domestic Equity | 7.50% | 7.50% |
| Foreign Equity Securities | 8.50% | 8.50% |
| Broad Market Fixed Income | 2.50% | 2.50% |
| Fixed Income (Non-Core) | 2.50% | 2.50% |
| Real Estate | 4.50% | 4.50% |

Discount Rate

The discount rate used to measure the total pension liability for GERP and PFRP was 7.25% and 7.25%, respectively. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that Sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plans investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate Assumption

| | <u>1% Decrease</u> | <u>Current Discount Rate</u> | <u>1% Increase</u> |
|--------------------------------------|--------------------|------------------------------|--------------------|
| GERP | 6.25% | 7.25% | 8.25% |
| Plan's Net Pension Liability/(Asset) | \$ 17,914,131 | \$ 4,951,527 | \$ (5,786,153) |
| City's Proportionate Share | 76.316922% | 76.316922% | 76.316922% |
| City's Net Pension Liability/(Asset) | \$ 13,671,513 | \$ 3,778,853 | \$ (4,415,814) |
| PFRP | 6.25% | 7.25% | 8.25% |
| City's Net Pension Liability | \$ 36,908,405 | \$ 20,143,142 | \$ 6,380,098 |

NOTES TO FINANCIAL STATEMENTS
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Changes in Net Pension Liability

The Changes in Net Pension Liability for the GERP are as follows:

| | <u>Total Pension Liability (a)</u> | <u>Plan Fiduciary Net Position (b)</u> | <u>Net Pension Liability (Asset) (a-b)</u> |
|--|--|--|--|
| Reporting Period Ended September 30, 2024 | \$ 90,786,264 | \$ 83,720,023 | \$ 7,066,241 |
| Change for a Year: | | | |
| Service Cost | 3,126,970 | - | 3,126,970 |
| Interest | 6,657,404 | - | 6,657,404 |
| Experience Gains/Losses | 2,670,846 | - | 2,670,846 |
| Changes of Assumptions | (190,901) | - | (190,901) |
| Contributions - Buy Back | 24,061 | 24,061 | - |
| Contributions - Employer | - | 4,738,982 | (4,738,982) |
| Contributions - Employee | - | 266,665 | (266,665) |
| Net Investment Income | - | 9,541,539 | (9,541,539) |
| Benefit Payments, Including Refunds of Employee Contributions | (4,173,957) | (4,173,957) | - |
| Administrative Expense | - | (168,153) | 168,153 |
| Reporting Period Ended September 30, 2025 | <u>\$ 98,900,687</u> | <u>\$ 93,949,160</u> | <u>\$ 4,951,527</u> |

The difference between Plan Fiduciary Net Position for the GERP presented above and the amounts presented in the financial statements are due to timing differences in certain accruals. These differences are not considered to be significant.

The Changes in Net Pension Liability for the PFRP are as follows:

| | <u>Total Pension Liability (a)</u> | <u>Plan Fiduciary Net Position (b)</u> | <u>Net Pension Liability (Asset) (a-b)</u> |
|--|--|--|--|
| Reporting Period Ended September 30, 2024 | \$ 109,608,338 | \$ 87,437,517 | \$ 22,170,821 |
| Change for a Year: | | | |
| Service Cost | 4,258,940 | - | 4,258,940 |
| Interest | 8,099,844 | - | 8,099,844 |
| Share Plan Allocation | 748,819 | - | 748,819 |
| Experience Gains/Losses | 2,456,634 | - | 2,456,634 |
| Change of Assumptions | 1,146,726 | - | 1,146,726 |
| Contributions - Buy Back | 24,045 | 24,045 | - |
| Contributions - Employer | - | 6,190,570 | (6,190,570) |
| Contributions - State | - | 1,441,979 | (1,441,979) |
| Contributions - Employee | - | 1,583,338 | (1,583,338) |
| Net Investment Income | - | 9,675,942 | (9,675,942) |
| Benefit Payments, Including Refunds of Employee Contributions | (4,246,683) | (4,246,683) | - |
| Administrative Expense | - | (153,187) | 153,187 |
| Reporting Period Ended September 30, 2025 | <u>\$ 122,096,663</u> | <u>\$ 101,953,521</u> | <u>\$ 20,143,142</u> |

The difference between Plan Fiduciary Net Position for the PFRP presented above and the amounts presented in the financial statements are due to timing differences in certain accruals. These differences are not considered to be significant.

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Pension Expense

For the year ended September 30, 2025, the City recognized Pension Expense of \$4,108,700 and \$6,814,622 for the GERP and the PFRP, respectively, and total Pension Expense of \$10,923,322.

The pension liability from the governmental funds is typically liquidated in the General Fund.

Deferred Inflows and Deferred Outflows of Resources

On September 30, 2025, the City reported Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|--|---|--|
| GERP | | |
| Differences Between Expected and Actual Experience | \$ 3,586,774 | \$ - |
| Changes of Assumptions | - | 114,000 |
| Net Differences Between Projected and Actual Earnings on Pension Plan Investments | - | 3,600,388 |
| GERP Total | 3,586,774 | 3,714,388 |
| PFRP | | |
| Differences Between Expected and Actual Experience | 4,347,588 | 2,058,446 |
| Changes of Assumptions | 3,871,282 | - |
| Net Differences Between Projected and Actual Earnings on Pension Plan Investments | - | 4,501,232 |
| Total PFRP | 8,218,870 | 6,558,678 |
| Total | \$ 11,805,644 | \$ 10,273,066 |

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions will be recognized in Pension Expense as follows:

| Year Ending September 30, | GERP |
|--------------------------------------|--------------|
| 2026 | \$ 2,402,514 |
| 2027 | (581,000) |
| 2028 | (1,400,224) |
| 2029 | (548,904) |
| 2030 | - |
| Thereafter | - |
| | |
| Year Ending September 30, | PFRP |
| 2026 | \$ 2,829,239 |
| 2027 | (1,536,480) |
| 2028 | (679,293) |
| 2029 | 445,166 |
| 2030 | 600,560 |
| Thereafter | - |

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The City's Proportionate share for the GERP plan for the year ended September 30, 2025 and 2024, was 76.316922% and 77.306208%, respectively.

Other Pension Plan Information

STATEMENT OF FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2025

| | General Employees' Retirement Fund | Police Officers' and Firefighters' Retirement Fund | Total |
|---------------------------------|---|---|-----------------------|
| Assets | | | |
| Cash and Cash Equivalents | \$ 3,479,491 | \$ 5,425,921 | \$ 8,905,412 |
| Investments at Fair Value: | | | |
| Domestic Equities | 38,605,977 | 42,423,988 | 81,029,965 |
| Foreign Equities | 14,472,694 | 14,468,264 | 28,940,958 |
| Private Equities | 1,103,727 | 1,103,727 | 2,207,454 |
| Domestic Fixed Income Funds | 29,208,273 | 32,614,357 | 61,822,630 |
| Real Estate | 7,061,787 | 5,975,392 | 13,037,179 |
| Alternatives | - | 9,488 | 9,488 |
| Total Investments at Fair Value | <u>90,452,458</u> | <u>96,595,216</u> | <u>187,047,674</u> |
| Total Assets | <u>93,931,949</u> | <u>102,021,137</u> | <u>195,953,086</u> |
| Net Position | | | |
| Restricted for Pensions | <u>\$ 93,931,949</u> | <u>\$ 102,021,137</u> | <u>\$ 195,953,086</u> |

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2025

| | | | |
|---|----------------------|-----------------------|-----------------------|
| Additions | | | |
| Contributions: | | | |
| Employer - City | \$ 3,773,230 | \$ 6,190,570 | \$ 9,963,800 |
| Employer - TOHO | 995,187 | - | 995,187 |
| Employer from State | - | 1,441,980 | 1,441,980 |
| Employee - City | 228,882 | 1,595,079 | 1,823,961 |
| Employee - TOHO | 39,435 | - | 39,435 |
| Miscellaneous | 37,520 | 17,068 | 54,588 |
| Total Contributions | <u>5,074,254</u> | <u>9,244,697</u> | <u>14,318,951</u> |
| Investment Income: | | | |
| Investment Earnings (Loss) | 7,850,009 | 7,862,248 | 15,712,257 |
| Dividend Income | 2,005,064 | 2,051,685 | 4,056,749 |
| Total Income on Investments | <u>9,855,073</u> | <u>9,913,933</u> | <u>19,769,006</u> |
| Total Additions | <u>14,929,327</u> | <u>19,158,630</u> | <u>34,087,957</u> |
| Deductions | | | |
| Pension Payments | 3,586,815 | 3,788,377 | 7,375,192 |
| Refunds to Employees | 25,771 | 173,104 | 198,875 |
| DROP/PLOP/Rollover Distribution | 555,592 | 225,812 | 781,404 |
| Administration | 466,733 | 390,587 | 857,320 |
| (Total Deductions) | <u>(4,634,911)</u> | <u>(4,577,880)</u> | <u>(9,212,791)</u> |
| Net Increase | 10,294,416 | 14,580,750 | 24,875,166 |
| Net Position Restricted for Pensions | | | |
| Beginning of Year | 83,637,533 | 87,440,387 | 171,077,920 |
| End of Year | <u>\$ 93,931,949</u> | <u>\$ 102,021,137</u> | <u>\$ 195,953,086</u> |

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Deferred Compensation Fund

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code (IRC) Section 457. The deferred compensation plan, available to all City employees, permits them to defer a portion of their salary until future years. Employees' money held in the deferred compensation plan is not available to employees until termination, retirement, death, or unforeseeable emergency.

In October 1997, the GASB issued Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. This statement allows the employer to not report the assets and liabilities in its financial statements if the employer has met the criteria of IRC Section 457 and does not retain fiduciary accountability for the plan assets. During 1998, the City amended its deferred compensation plan to reflect the changes in the IRC and, in the opinion of management, does not retain fiduciary accountability for plan assets.

Note 11 - Other Postemployment Benefits (OPEB)

The City of St. Cloud's Retiree Healthcare Plan (the Plan) is a single-employer defined benefit postemployment health care plan that covers eligible retired employees of the City. The Plan, which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue medical, vision, and dental insurance coverage as a participant in the City's Plan. For purposes of applying Paragraph 4 under GASB Statement No. 75, the Plan does not meet the requirements for an OPEB plan administered through a trust.

The City subsidizes the premium rates paid by retirees by allowing them to participate in the Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the Plan on average than those of active employees. The City does not offer any explicit subsidies for retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The Plan does not issue a stand-alone report. The authority for establishing and amending the funding policy rests with the City Council. No stand-alone financial report is issued.

Membership of the Plan consisted of the following:

| Date of Actuarial Valuation | September 30, 2024 |
|---|---------------------------|
| Retirees and Beneficiaries Receiving Benefits | 13 |
| Covered Spouses | 12 |
| Active Plan Members | 501 |
| Total | 526 |

Changes in the Total OPEB Plan Liability

The following table shows the changes in the City's OPEB Plan liability:

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| | Increase/ (Decrease) in Total OPEB Liability |
|--|---|
| Reporting Period Ended September 30, 2024 | \$ 3,770,193 |
| Changes for the Year: | |
| Service Cost | 219,074 |
| Interest | 188,710 |
| Differences Between Expected and Actual Experiences | (439,731) |
| Changes of Assumptions | (957,365) |
| Benefit Payments | (231,394) |
| Net Changes | (1,220,706) |
| Reporting Period Ended September 30, 2025 | \$ 2,549,487 |

As of September 30, 2025, the total OPEB Plan liability was \$2,549,487 and assets held in trust were \$0, resulting in a funded ratio of 0.00%. The covered employee payroll (annual payroll of active participating employees) was \$28,417,767, and the ratio of the total OPEB Plan liability to the covered-employee payroll was 8.97%.

Actuarial Assumptions and Methods

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 funding status of a 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.

All mortality rates were based on the Pub-2010 mortality tables. All mortality rates are those outlined in Milliman’s July 1, 2023 FRS valuation report, with appropriate risk and collar adjustments made based on plan demographics.

Retirement, termination, and disability rates are consistent with those used in corresponding pension plan valuations and align with rates resulting from recent experience studies (the study dates are August 6, 2021, for the General Employees’ Retirement System and August 8, 2024, for the Police Officers’ and Firefighters’ Retirement System).

Healthcare inflation rates reflect recent healthcare trend rate surveys, blended with the long-term rates from the Getzen model published by the Society of Actuaries.

The discount rate used has been updated to utilize the mandated discount rate based on the 20-year Municipal Bond Rate as of the measurement date, as required under GASB Statement No. 75.

The valuation results were calculated using the Entry Age cost method. This is the required cost method under GASB Statement Nos. 74 and 75 standards.

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On September 30, 2025, the Sponsor reported Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|---|---|--|
| Differences Between Expected and Actual Experience | \$ 203,367 | \$ 442,103 |
| Changes of Assumptions | 248,224 | 1,857,932 |
| Employer Contributions Subsequent to the Measurement Date | 168,260 | - |
| Total | <u>\$ 619,851</u> | <u>\$ 2,300,035</u> |

The Deferred Outflows of Resources related to OPEB totaling \$168,260 resulting from the City's contributions to the Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2026. Other amounts reported as Deferred Inflows of Resources related to pensions will be recognized in pension expense as follows:

| <u>Year Ended September 30,</u> | |
|---------------------------------|--------------|
| 2026 | \$ (292,765) |
| 2027 | (268,987) |
| 2028 | (247,513) |
| 2029 | (211,885) |
| 2030 | (273,949) |
| Thereafter | (553,345) |

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

| | <u>1% Decrease 3.06%</u> | <u>Current Discount Rate 4.06%</u> | <u>1% Increase 5.06%</u> |
|----------------------|------------------------------|--|------------------------------|
| Total OPEB Liability | \$ 2,807,896 | \$ 2,549,487 | \$ 2,322,988 |

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates:

| | <u>1% Decrease 3.00%-6.50%</u> | <u>Healthcare Cost Trend Rate 4.00%-7.50%</u> | <u>1% Increase 5.00%-8.50%</u> |
|----------------------|------------------------------------|---|------------------------------------|
| Total OPEB Liability | \$ 2,267,886 | \$ 2,549,487 | \$ 2,887,836 |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Note 12 - OUC Interlocal Agreement

Effective May 1, 1997, the City entered into an inter-local agreement with OUC, whereby OUC would operate the City's electric system for a period of 25 years. Terms of the agreement provide that all electric billings belong to OUC, with guaranteed payments from OUC to the City for the second preceding year's gross electric billings, not to go below \$2,361,000 per year. In December 2020, the agreement was extended for 10 years.

As a part of the agreement, the City sold to OUC the majority of its electric materials inventory and rolling stock. Virtually all employees of the City's Electric Fund were transferred to OUC, along with accrued benefits, including a transfer from the City's defined benefit pension plan of the present value of the accrued pension benefit. Additionally, the City terminated the electric utility proprietary fund by transferring the fund's assets and liabilities to other funds and account groups of the City.

Note 13 - TOHO Interlocal Agreement

Effective February 10, 2022, the City entered into an inter-local agreement with TOHO. As of October 1, 2022, TOHO's operation of the City's water and sewer system started for a period of 60 years. Terms of the agreement provide that all water and sewer billings belong to TOHO, with guaranteed payments from TOHO to the City of \$3,300,000 annually for thirty full fiscal years after the transfer date, escalated annually by the GDP Implicit Price Deflator Index not to exceed 12% of then-current gross revenues. After the thirty-year period, there is no minimum annual transfer amount but equal to 12% of the annual gross revenues of the utility system.

As a part of the agreement, the City transferred to TOHO the majority of its utility materials inventory and rolling stock. The majority of employees of the City's Utility Fund were transferred to TOHO, along with accrued benefits. Employees who transferred to TOHO had the option to transfer the actuarial value of their pension plan benefits to and enter the defined contribution plan of TOHO or remain a member in the pension plan, which became a multiple-employer plan effective October 1, 2022.

Note 14 - Commitment and Contingencies

For Grants and Loans

Under the terms of federal and state grants and loans, periodic audits are required, and certain costs may be questioned as not allowable as expenditures under the terms of the grants, which could lead to reimbursement to the grantor agencies. City management believes disallowances, if any, will not be material.

Lawsuits

Various suits and claims arising in the ordinary course of City operations are pending against the City. While the ultimate effect of such litigation cannot be ascertained at this time, the City does not expect any of these routine items to have a material impact on the financial condition of the City.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Construction Contracts

At September 30, 2025, the City had several uncompleted construction contracts. These contracts will be paid in future periods as work is performed. Payment will be made with proceeds from debt issues, impact fees, operating revenues, restricted cash on hand, and grants to be received. The remaining commitment on these construction contracts was approximately as follows:

| | |
|-----------------------|---------------|
| Capital Projects Fund | \$ 16,953,590 |
| Stormwater Fund | \$ 64,568 |

Encumbrances

The City utilizes encumbrance accounting in its governmental funds. Encumbrances are recognized as a valid and proper charge against a budget appropriation in the year in which a purchase order, contract, or other commitment is issued. All unencumbered appropriations lapse at year-end.

Note 15 - Deficit Fund Balance

As of September 30, 2025, the CDBG Fund had deficit fund balance of (\$83,843).

Note 16 - Fund Balance Reporting

GASB Statement No. 54 requires portions of governmental fund balances to be classified as shown in Note 1 - Description of Funds and Summary of Significant Accounting Policies. A detailed schedule of governmental fund balances is as follows:

| Fund Balances | General Fund | OUC/St. Cloud Interlocal Fund | Mobility Fee Fund | One Percent Surcharge Fund | Parks and Recreation Impact Fees Fund | Police and Fire Impact Fees Fund | Capital Projects Fund | Total Other Governmental Funds | Total All Governmental Funds |
|-------------------------------|----------------------|----------------------------------|----------------------|----------------------------------|--|---|-----------------------------|--------------------------------------|------------------------------------|
| Non-Spendable | | | | | | | | | |
| Inventory | \$ 99,231 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 99,231 |
| Prepaid Items | 812,595 | - | - | 83,601 | - | - | - | - | 896,196 |
| Long-Term Receivable | - | 447,022 | - | - | - | - | - | - | 447,022 |
| Restricted for | | | | | | | | | |
| Community Redevelopment | - | - | - | - | - | - | - | 1,305,421 | 1,305,421 |
| Transportation | - | - | 14,452,060 | - | - | - | - | 764,981 | 15,217,041 |
| Federal Equitable Funds | 67,718 | - | - | - | - | - | - | - | 67,718 |
| Law Enforcement | 233,866 | - | - | - | - | - | - | - | 233,866 |
| Public Safety Initiative | 39,336 | - | - | - | - | - | - | - | 39,336 |
| School Crossing Guard Program | 11,635 | - | - | - | - | - | - | - | 11,635 |
| Capital Projects | - | - | - | 3,336,241 | 15,550,038 | 6,710,908 | 119,969,102 | - | 145,566,289 |
| Debt Service | - | - | - | - | - | - | - | 34,381 | 34,381 |
| Committed to | | | | | | | | | |
| Tree Fund | 758,232 | - | - | - | - | - | - | - | 758,232 |
| Assigned to | | | | | | | | | |
| Subsequent Year's Budget | 4,828,516 | - | - | - | - | - | - | - | 4,828,516 |
| Self-insurance | 398,000 | - | - | - | - | - | - | - | 398,000 |
| Economic Development | - | 2,212,999 | - | - | - | - | - | 1,712,887 | 3,925,886 |
| Unassigned | 14,409,997 | - | - | - | - | - | - | (83,843) | 14,326,154 |
| Total Fund Balances | <u>\$ 21,659,126</u> | <u>\$ 2,660,021</u> | <u>\$ 14,452,060</u> | <u>\$ 3,419,842</u> | <u>\$ 15,550,038</u> | <u>\$ 6,710,908</u> | <u>\$ 119,969,102</u> | <u>\$ 3,733,827</u> | <u>\$ 188,154,924</u> |

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Note 17 - Stevens Plantation Dependent Special District

During the current year, the City recognized a special item related to a gain from the removal of debt obligations previously reported in prior years. These obligations were associated with bonds issued by the Stevens DSD. In accordance with the applicable bond documents, the Stevens DSD's sole repayment obligation was limited to the distribution of net proceeds from the sale of land subject to the bonds. The Stevens DSD sold the final parcel of land in September 2022, and all net proceeds from land sales were distributed to the bond trustee in accordance with the trust indenture. Based on management's determination that the Stevens DSD has satisfied all repayment obligations under the bond agreements and that neither the Stevens DSD nor the City has any further financial obligation to the bondholders, the related debt obligations were removed from the City's financial statements, resulting in a gain reported as a special item.

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | Budgeted Amounts | | Actual Amounts | Variance |
|--|----------------------|----------------------|----------------------|---------------------|
| | Original | Final | | |
| Revenues | | | | |
| Taxes | \$ 31,553,911 | \$ 31,796,011 | \$ 32,172,080 | \$ 376,069 |
| Permits and Fees | 2,786,737 | 2,786,737 | 3,504,154 | 717,417 |
| Intergovernmental Revenues | 8,945,391 | 8,945,391 | 8,214,819 | (730,572) |
| Charges for Services | 5,384,347 | 5,982,967 | 6,384,914 | 401,947 |
| Fines and Forfeitures | 100,756 | 100,756 | 430,270 | 329,514 |
| Grants | 613,464 | 1,114,917 | 1,112,775 | (2,142) |
| Investment Income | 835,064 | 835,064 | 1,488,275 | 653,211 |
| Other Revenue | 3,820,336 | 3,820,336 | 903,449 | (2,916,887) |
| Total Revenues | <u>54,040,006</u> | <u>55,382,179</u> | <u>54,210,736</u> | <u>(1,171,443)</u> |
| Expenditures | | | | |
| Current: | | | | |
| City Council | 1,498,032 | 1,064,005 | 779,323 | 284,682 |
| City Manager | 2,653,761 | 2,572,513 | 1,814,303 | 758,210 |
| City Clerk | 1,336,610 | 1,362,617 | 675,345 | 687,272 |
| Human Resources | 1,659,715 | 1,696,796 | 1,262,151 | 434,645 |
| Finance | 2,167,141 | 2,237,428 | 1,580,362 | 657,066 |
| Procurement | 1,852,044 | 1,988,069 | 1,089,873 | 898,196 |
| Information Technology | 3,930,238 | 4,149,210 | 3,398,540 | 750,670 |
| Planning/Zoning | 3,538,448 | 4,112,176 | 3,185,938 | 926,238 |
| Building Maintenance | - | 142,635 | 115,953 | 26,682 |
| Police | 26,251,100 | 27,640,079 | 26,754,270 | 885,809 |
| Fire | 18,324,485 | 18,980,610 | 17,923,187 | 1,057,423 |
| Public Works | 5,717,649 | 5,482,050 | 4,643,065 | 838,985 |
| Parks and Recreation | 9,949,594 | 10,072,974 | 8,533,060 | 1,539,914 |
| Capital Outlay | 1,174,770 | 3,383,019 | 3,223,770 | 159,249 |
| (Total Expenditures) | <u>(80,053,587)</u> | <u>(84,884,181)</u> | <u>(74,979,140)</u> | <u>9,905,041</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>(26,013,581)</u> | <u>(29,502,002)</u> | <u>(20,768,404)</u> | <u>8,733,598</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers from Other Funds | 23,802,367 | 24,378,449 | 24,378,449 | - |
| Transfers to Other Funds | (5,020,359) | (5,020,359) | (5,020,359) | - |
| Lease (as Lessee) | - | - | 211,966 | 211,966 |
| Sale of Capital Assets | 35,000 | 35,000 | 35,241 | 241 |
| Insurance Recoveries | 25,000 | 25,000 | 113,842 | 88,842 |
| Total Other Financing Sources (Uses) | <u>18,842,008</u> | <u>19,418,090</u> | <u>19,719,139</u> | <u>301,049</u> |
| Net Change in Fund Balances | <u>(7,171,573)</u> | <u>(10,083,912)</u> | <u>(1,049,265)</u> | <u>9,034,647</u> |
| Fund Balance, Beginning of Year | <u>22,708,391</u> | <u>22,708,391</u> | <u>22,708,391</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 15,536,818</u> | <u>\$ 12,624,479</u> | <u>\$ 21,659,126</u> | <u>\$ 9,034,647</u> |

Note to Schedule:

The annual operating budgets of the City of St. Cloud, Florida (the City) are prepared on a basis consistent with the City's basic financial statements, which are presented in accordance with generally accepted accounting principles.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
OUC INTERLOCAL AGREEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | <u>Budgeted Amounts</u> | | <u>Actual</u> | <u>Variance</u> |
|---|-------------------------|---------------------|---------------------|------------------|
| | <u>Original</u> | <u>Final</u> | <u>Amounts</u> | |
| Revenues | | | | |
| Payments from Other Governments | \$ 12,559,854 | \$ 12,559,854 | \$ 12,559,854 | \$ - |
| Investment Income | 60,000 | 60,000 | 112,009 | 52,009 |
| Total Revenues | <u>12,619,854</u> | <u>12,619,854</u> | <u>12,671,863</u> | <u>52,009</u> |
| Excess (Deficiency) of Revenues | | | | |
| Over (Under) Expenditures | <u>12,619,854</u> | <u>12,619,854</u> | <u>12,671,863</u> | <u>52,009</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers to Other Funds | 350,000 | 350,000 | 350,000 | - |
| Transfers to Other Funds | <u>(12,909,854)</u> | <u>(12,909,854)</u> | <u>(12,909,854)</u> | <u>-</u> |
| Total Other Financing Sources (Uses) | <u>(12,559,854)</u> | <u>(12,559,854)</u> | <u>(12,559,854)</u> | <u>-</u> |
| Net Change in Fund Balances | 60,000 | 60,000 | 112,009 | 52,009 |
| Fund Balance, Beginning of Year | <u>2,548,012</u> | <u>2,548,012</u> | <u>2,548,012</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 2,608,012</u> | <u>\$ 2,608,012</u> | <u>\$ 2,660,021</u> | <u>\$ 52,009</u> |

Note to Schedule:

The annual operating budgets of the City of St. Cloud, Florida (the City) are prepared on a basis consistent with the City's basic financial statements, which are presented in accordance with generally accepted accounting principles.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MOBILITY FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | <u>Budgeted Amounts</u> | | <u>Actual</u> | <u>Variance</u> |
|--|-------------------------|----------------------|----------------------|---------------------|
| | <u>Original</u> | <u>Final</u> | | |
| Revenues | | | | |
| Permits and Fees | \$ 7,421,077 | \$ 7,898,362 | \$ 8,237,928 | \$ 339,566 |
| Investment Income | 670,696 | 670,696 | 1,193,555 | 522,859 |
| Total Revenues | <u>8,091,773</u> | <u>8,569,058</u> | <u>9,431,483</u> | <u>862,425</u> |
| Expenditures | | | | |
| Current: | | | | |
| General Government | 520,000 | 520,000 | - | 520,000 |
| Transportation | 726,761 | 1,204,046 | 477,284 | 726,762 |
| (Total Expenditures) | <u>(1,246,761)</u> | <u>(1,724,046)</u> | <u>(477,284)</u> | <u>1,246,762</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>6,845,012</u> | <u>6,845,012</u> | <u>8,954,199</u> | <u>2,109,187</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers to Other Funds | (6,845,012) | (10,845,012) | (10,845,012) | - |
| Total Other Financing Sources (Uses) | <u>(6,845,012)</u> | <u>(10,845,012)</u> | <u>(10,845,012)</u> | <u>-</u> |
| Net Change in Fund Balances | - | (4,000,000) | (1,890,813) | 2,109,187 |
| Fund Balance, Beginning of Year | <u>16,342,873</u> | <u>16,342,873</u> | <u>16,342,873</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 16,342,873</u> | <u>\$ 12,342,873</u> | <u>\$ 14,452,060</u> | <u>\$ 2,109,187</u> |

Note to Schedule:

The annual operating budgets of the City of St. Cloud, Florida (the City) are prepared on a basis consistent with the City's basic financial statements, which are presented in accordance with generally accepted accounting principles.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
ONE PERCENT SURCHARGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | Budgeted Amounts | | Actual | Variance |
|--|---------------------|--------------------|---------------------|---------------------|
| | Original | Final | | |
| Revenues | | | | |
| Taxes | \$ 8,723,556 | \$ 8,723,556 | \$ 8,768,300 | \$ 44,744 |
| Investment Income | 290,295 | 290,295 | 611,015 | 320,720 |
| Other Revenue | - | - | 203,396 | 203,396 |
| Total Revenues | <u>9,013,851</u> | <u>9,013,851</u> | <u>9,582,711</u> | <u>568,860</u> |
| Expenditures | | | | |
| Capital Outlay | 6,492,845 | 6,401,788 | 4,183,317 | 2,218,471 |
| Principal Payments | - | - | 212,456 | (212,456) |
| Interest and Fees | - | - | 2,187 | (2,187) |
| (Total Expenditures) | <u>(6,492,845)</u> | <u>(6,401,788)</u> | <u>(4,397,960)</u> | <u>2,003,828</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>2,521,006</u> | <u>2,612,063</u> | <u>5,184,751</u> | <u>2,572,688</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers to Other Funds | (2,521,006) | (4,277,851) | (4,277,851) | - |
| Sale of Capital Assets | - | - | 84,844 | 84,844 |
| Total Other Financing Sources (Uses) | <u>(2,521,006)</u> | <u>(4,277,851)</u> | <u>(4,193,007)</u> | <u>84,844</u> |
| Net Change in Fund Balances | - | (1,665,788) | 991,744 | 2,657,532 |
| Fund Balance, Beginning of Year | <u>2,428,098</u> | <u>2,428,098</u> | <u>2,428,098</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 2,428,098</u> | <u>\$ 762,310</u> | <u>\$ 3,419,842</u> | <u>\$ 2,657,532</u> |

Note to Schedule:

The annual operating budgets of the City of St. Cloud, Florida (the City) are prepared on a basis consistent with the City's basic financial statements, which are presented in accordance with generally accepted accounting principles.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
PARKS AND RECREATION IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | <u>Budgeted Amounts</u> | | <u>Actual</u> | <u>Variance</u> |
|--|-------------------------|----------------------|----------------------|---------------------|
| | <u>Original</u> | <u>Final</u> | | |
| Revenues | | | | |
| Intergovernmental Revenues | \$ 200,000 | \$ 200,000 | \$ 3,332,842 | \$ 3,132,842 |
| Impact Fees | 2,865,000 | 2,865,000 | 4,472,910 | 1,607,910 |
| Investment Income | 467,977 | 467,977 | 921,403 | 453,426 |
| Total Revenues | <u>3,532,977</u> | <u>3,532,977</u> | <u>8,727,155</u> | <u>5,194,178</u> |
| Expenditures | | | | |
| Capital Outlay | 73,000 | 73,000 | 71,772 | 1,228 |
| (Total Expenditures) | <u>(73,000)</u> | <u>(73,000)</u> | <u>(71,772)</u> | <u>1,228</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>3,459,977</u> | <u>3,459,977</u> | <u>8,655,383</u> | <u>5,195,406</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers to Other Funds | (639,758) | (3,839,758) | (3,615,471) | 224,287 |
| Total Other Financing Sources (Uses) | <u>(639,758)</u> | <u>(3,839,758)</u> | <u>(3,615,471)</u> | <u>224,287</u> |
| Net Change in Fund Balances | 2,820,219 | (379,781) | 5,039,912 | 5,419,693 |
| Fund Balance, Beginning of Year | <u>10,510,126</u> | <u>10,510,126</u> | <u>10,510,126</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 13,330,345</u> | <u>\$ 10,130,345</u> | <u>\$ 15,550,038</u> | <u>\$ 5,419,693</u> |

Note to Schedule:

The annual operating budgets of the City of St. Cloud, Florida (the City) are prepared on a basis consistent with the City's basic financial statements, which are presented in accordance with generally accepted accounting principles.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
POLICE AND FIRE IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | <u>Budgeted Amounts</u> | | <u>Actual</u> | <u>Variance</u> |
|--|-------------------------|--------------------|---------------------|---------------------|
| | <u>Original</u> | <u>Final</u> | | |
| Revenues | | | | |
| Impact Fees | \$ 2,126,548 | \$ 2,626,548 | \$ 3,312,980 | \$ 686,432 |
| Investment Income | 298,664 | 298,664 | 516,355 | 217,691 |
| Total Revenues | <u>2,425,212</u> | <u>2,925,212</u> | <u>3,829,335</u> | <u>904,123</u> |
| Expenditures | | | | |
| Current: | | | | |
| Public Safety | 333,200 | 333,200 | 60,102 | 273,098 |
| Capital Outlay | 3,703,500 | 6,012,088 | 984,013 | 5,028,075 |
| (Total Expenditures) | <u>(4,036,700)</u> | <u>(6,345,288)</u> | <u>(1,044,115)</u> | <u>5,301,173</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>(1,611,488)</u> | <u>(3,420,076)</u> | <u>2,785,220</u> | <u>6,205,296</u> |
| Other Financing Sources (Uses) | | | | |
| Transfers to Other Funds | (106,877) | (1,352,959) | (1,032,959) | 320,000 |
| Sale of Capital Assets | - | - | 7,960 | 7,960 |
| Total Other Financing Sources (Uses) | <u>(106,877)</u> | <u>(1,352,959)</u> | <u>(1,024,999)</u> | <u>327,960</u> |
| Net Change in Fund Balances | (1,718,365) | (4,773,035) | 1,760,221 | 6,533,256 |
| Fund Balance, Beginning of Year | <u>4,950,687</u> | <u>4,950,687</u> | <u>4,950,687</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 3,232,322</u> | <u>\$ 177,652</u> | <u>\$ 6,710,908</u> | <u>\$ 6,533,256</u> |

Note to Schedule:

The annual operating budgets of the City of St. Cloud, Florida (the City) are prepared on a basis consistent with the City's basic financial statements, which are presented in accordance with generally accepted accounting principles.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION
LIABILITY AND RELATED RATIOS
GENERAL EMPLOYEES' RETIREMENT PLAN
LAST 10 FISCAL YEARS
(UNAUDITED)
CITY OF ST. CLOUD, FLORIDA

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|----------------------|----------------------|----------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------|
| Total Pension Liability | | | | | | | | | | |
| Service Cost | \$ 3,126,970 | \$ 2,796,753 | \$ 2,244,098 | \$ 2,234,336 | \$ 2,019,461 | \$ 1,830,118 | \$ 1,644,685 | \$ 1,475,949 | \$ 1,353,872 | \$ 1,719,953 |
| Interest | 6,657,404 | 5,935,263 | 5,512,178 | 5,262,744 | 5,079,659 | 4,698,858 | 4,408,210 | 4,051,364 | 3,838,179 | 3,755,454 |
| Change in Benefit Terms | - | (5,108,840) | 6,257,925 | - | - | - | 1,103,540 | - | - | - |
| Differences Between | | | | | | | | | | |
| Expected and Actual Experience | 2,670,846 | 4,982,949 | 340,274 | (386,095) | 445,952 | 1,025,549 | 233,383 | 330,362 | (265,504) | (742,927) |
| Changes in Assumptions | (190,901) | - | - | - | 2,403,878 | 8,561 | - | - | 166,757 | 280,136 |
| Contributions - Buy Back | 24,061 | - | - | - | - | - | - | - | 15,216 | 16,475 |
| Benefit Payments, Including Refunds of Employee Contributions | (4,173,957) | (3,995,276) | (3,930,000) | (3,430,574) | (2,805,888) | (2,871,858) | (2,570,974) | (2,479,987) | (2,479,651) | (1,682,941) |
| Net Change in Total Pension Liability | 8,114,423 | 4,610,849 | 10,424,475 | 3,680,411 | 7,143,062 | 4,691,228 | 4,818,844 | 3,377,688 | 2,628,869 | 3,346,150 |
| Total Pension Liability - Beginning | 90,786,264 | 86,175,415 | 75,750,940 | 72,070,529 | 64,927,467 | 60,236,239 | 55,417,395 | 52,039,707 | 49,410,838 | 46,064,688 |
| Total Pension Liability - Ending (a) | \$ 98,900,687 | \$ 90,786,264 | \$ 86,175,415 | \$ 75,750,940 | \$ 72,070,529 | \$ 64,927,467 | \$ 60,236,239 | \$ 55,417,395 | \$ 52,039,707 | \$ 49,410,838 |
| Plan Fiduciary Net Position | | | | | | | | | | |
| Contributions - Employer | \$ 4,738,982 | \$ 3,895,668 | \$ 2,646,139 | \$ 2,671,276 | \$ 2,364,184 | \$ 2,215,159 | \$ 2,720,561 | \$ 2,339,380 | \$ 2,142,198 | \$ 1,996,026 |
| Contributions - Employee | 266,665 | 220,119 | 196,917 | 171,562 | 155,517 | 150,302 | 142,820 | 121,357 | 110,834 | 104,401 |
| Contributions - Buy Back | 24,061 | - | - | - | - | - | - | - | 15,216 | 16,475 |
| Net Investment Income | 9,541,539 | 13,772,005 | 5,640,643 | (13,137,897) | 12,203,562 | 6,178,336 | 2,821,009 | 3,917,769 | 5,986,946 | 3,488,201 |
| Benefit Payments, Including Refunds of Employee Contributions | (4,173,957) | (3,995,276) | (3,930,000) | (3,430,574) | (2,805,888) | (2,871,858) | (2,570,974) | (2,479,987) | (2,479,651) | (1,682,941) |
| Administrative Expense | (168,153) | (170,259) | (144,337) | (124,922) | (138,932) | (108,666) | (94,851) | (73,591) | (88,341) | (72,563) |
| Net Change in Plan Fiduciary Net Position | 10,229,137 | 13,722,257 | 4,409,362 | (13,850,555) | 11,778,443 | 5,563,273 | 3,018,565 | 3,824,928 | 5,687,202 | 3,849,599 |
| Plan Fiduciary Net Position - Beginning | 83,720,023 | 69,997,766 | 65,588,404 | 79,438,959 | 67,660,516 | 62,097,243 | 59,078,678 | 55,253,750 | 49,566,548 | 45,716,949 |
| Plan Fiduciary Net Position - Ending (b) | 93,949,160 | 83,720,023 | 69,997,766 | 65,588,404 | 79,438,959 | 67,660,516 | 62,097,243 | 59,078,678 | 55,253,750 | 49,566,548 |
| Net Pension Liability - Ending (a) - (b) | \$ 4,951,527 | \$ 7,066,241 | \$ 16,177,649 | \$ 10,162,536 | \$ (7,368,430) | \$ (2,733,049) | \$ (1,861,004) | \$ (3,661,283) | \$ (3,214,043) | \$ (155,710) |
| Plan Fiduciary Net Position as a Percentage of the Liability of Total Pension Liability | 94.99% | 92.22% | 81.23% | 86.58% | 110.22% | 104.21% | 103.09% | 106.61% | 106.18% | 100.32% |
| Covered Payroll | \$ 23,639,696 | \$ 22,011,870 | \$ 19,684,539 | \$ 17,156,153 | \$ 15,597,941 | \$ 14,983,974 | \$ 14,290,919 | \$ 12,126,709 | \$ 11,180,449 | \$ 10,440,155 |
| Net Pension Liability as a Percentage of Covered Payroll | 20.95% | 32.10% | 82.18% | 59.24% | -47.24% | -18.24% | -13.02% | -30.19% | -28.75% | -1.49% |

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
GENERAL EMPLOYEES' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|---------------|
| City's Portion of the Net Pension Liability | | | | | | | | | | |
| Net Pension Liability | 76.32% | 77.31% | 80.65% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| City's Proportionate Share of the Net Pension Liability (Asset) | \$ 3,778,853 | \$ 5,462,643 | \$ 13,046,973 | \$ 10,162,536 | \$ (7,368,430) | \$ (2,733,049) | \$ (1,861,004) | \$ (3,661,283) | \$ (3,214,043) | \$ (155,710) |
| City's Covered Payroll | \$ 20,687,610 | \$ 17,215,417 | \$ 16,732,591 | \$ 17,156,153 | \$ 15,597,941 | \$ 14,983,974 | \$ 14,290,919 | \$ 12,126,709 | \$ 11,180,449 | \$ 10,440,155 |
| City's Net Pension Liability as a Percentage of Covered Payroll | 18.27% | 31.73% | 77.97% | 59.24% | -47.24% | -18.24% | -13.02% | -30.19% | -28.75% | -1.49% |
| Plan Fiduciary Net Position as a Percentage of the Liability of Total Pension Liability | 94.99% | 92.22% | 81.23% | 86.58% | 110.22% | 104.21% | 103.09% | 106.61% | 106.18% | 100.32% |

Changes of Assumptions:

For measurement date 09/30/2025, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2024, FRS valuation report for non-special risk employees.

For measurement date September 30, 2021, the following assumption changes have been made and were adopted based on recommendations from August 6, 2021 experience study:

1. Investment return assumption was reduced from 7.75% to 7.25% net of investment related expense.
2. Changing the assumed salary increased rates to be 6.25% for those with less than 3 years of service, 4.75% for those with 3-5 years of service, 4.50% for those with 6-9 years of services, and 3.75% for those with 10 or more years of service.
3. Changing the retirement rates to be generally lower than previously assumed for normal retirement but higher for early retirement.
4. Changing the assumed rates of withdrawal to be generally more withdrawals than previously assumed.

For measurement date September 30, 2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in the July 1, 2019 actuarial valuation for non-special-risk lives, with appropriate risk and collar adjustments made based on plan demographics.

Changes of Benefit Terms:

For measurement date September 30, 2024, the valuation reflects the following benefit changes:

- A 3% employee contribution rate applies prospectively to members hired on or after October 1, 2024, while existing members remain at 1%.
- Cost-of-living adjustments established by Ordinance 2023-38 are eliminated for all current and future retirees.

For measurement date September 30, 2023, the valuation reflects the following benefit changes:

- Ordinance No. 2023-31 adopted and effective on July 22, 2023, provided a one-time increase in monthly benefits equal to a flat 3.00% for all participants in pay status (including DROP Retirees) on or before October 1, 2023.

Ordinance 2023-38, adopted and effective on September 14, 2023, introduced the following change, which took effect on October 1, 2023: The monthly benefit for all current and future normal or early retirees (including deferred retirement option program (DROP) retirees), as well as their joint pensioners and beneficiaries, and the benefit for every pre-retirement death beneficiary, shall be increased by one percent (1%) annually, starting five (5) years after retirement. Pre-retirement death beneficiaries shall begin receiving the increase five (5) years after the commencement of benefits. Terminated vested persons and disability retirees are not eligible for this benefit. Beneficiaries and joint pensioners of deceased eligible retirees shall receive adjustments as outlined herein, based on the retirement date of the deceased retiree. This cost-of-living adjustment shall be payable to members currently in or entering the DROP, and years of DROP participation shall count toward the five-year waiting period.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION
LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|-----------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Total Pension Liability | | | | | | | | | | |
| Service Cost | \$ 4,258,940 | \$ 3,695,261 | \$ 3,463,217 | \$ 2,953,804 | \$ 2,909,533 | \$ 2,617,000 | \$ 2,066,573 | \$ 1,891,141 | \$ 1,829,376 | \$ 1,743,397 |
| Interest | 8,099,844 | 7,509,373 | 6,464,398 | 6,337,267 | 5,898,018 | 5,191,247 | 4,932,417 | 4,646,449 | 4,337,544 | 3,975,751 |
| Change in Excess State Money | - | - | - | - | - | - | - | - | - | (845,672) |
| Share Plan Allocation | 748,819 | 548,704 | 416,448 | 97,776 | 220,707 | 171,276 | 41,515 | 61,968 | 41,835 | - |
| Changes of Benefit Terms | - | - | 3,797,438 | - | 2,233,122 | - | (6,576) | - | - | 2,314,678 |
| Differences Between Expected and Actual Experience | 2,456,634 | (757,834) | 3,754,664 | (4,659,664) | 410,709 | 2,482,271 | (913,814) | 299,766 | 180,857 | 110,348 |
| Changes of Assumptions | 1,146,726 | 3,618,993 | - | - | 2,461,875 | 648,903 | 765,708 | 396,811 | 195,056 | 1,685,690 |
| Contributions - Buy Back | 24,045 | 4,967 | - | - | 1,170 | 6,242 | 15,595 | 10,257 | 14,687 | 63,525 |
| Benefit Payments, Including Refunds of Employee Contributions | (4,246,683) | (4,269,539) | (3,933,849) | (3,130,443) | (3,829,413) | (3,369,407) | (3,309,850) | (2,930,568) | (2,669,047) | (2,509,759) |
| Net Change in Total Pension Liability | 12,488,325 | 10,349,925 | 13,962,316 | 1,598,740 | 10,305,721 | 7,747,532 | 3,591,568 | 4,375,824 | 3,930,308 | 6,537,958 |
| Total Pension Liability - Beginning | 109,608,338 | 99,258,413 | 85,296,097 | 83,697,357 | 73,391,636 | 65,644,104 | 62,052,536 | 57,676,712 | 53,746,404 | 47,208,446 |
| Total Pension Liability - Ending (a) | <u>\$ 122,096,663</u> | <u>\$ 109,608,338</u> | <u>\$ 99,258,413</u> | <u>\$ 85,296,097</u> | <u>\$ 83,697,357</u> | <u>\$ 73,391,636</u> | <u>\$ 65,644,104</u> | <u>\$ 62,052,536</u> | <u>\$ 57,676,712</u> | <u>\$ 53,746,404</u> |
| Plan Fiduciary Net Position | | | | | | | | | | |
| Contributions - Employer | \$ 6,190,570 | \$ 4,649,044 | \$ 3,426,750 | \$ 3,816,835 | \$ 3,457,052 | \$ 3,686,111 | \$ 2,898,931 | \$ 2,418,708 | \$ 2,417,281 | \$ 2,289,411 |
| Contributions - State | 1,441,979 | 1,175,159 | 998,818 | 834,657 | 737,830 | 671,921 | 609,613 | 567,489 | 499,334 | 465,507 |
| Contributions - Employee | 1,583,338 | 1,206,757 | 1,105,946 | 1,045,923 | 587,944 | 595,032 | 542,212 | 452,315 | 451,550 | 394,913 |
| Contributions - Buy Back | 24,045 | 4,967 | - | - | 1,170 | 6,242 | 15,595 | 10,257 | 14,687 | 63,525 |
| Net Investment Income | 9,675,942 | 14,115,601 | 5,225,298 | (11,652,510) | 10,574,031 | 5,491,654 | 2,384,142 | 3,375,968 | 5,260,231 | 2,923,518 |
| Benefit Payments, Including Refunds of Employee Contributions | (4,246,683) | (4,269,539) | (3,933,849) | (3,130,443) | (3,829,413) | (3,369,407) | (3,309,850) | (2,930,568) | (2,669,047) | (2,509,759) |
| Administrative Expense | (153,187) | (133,905) | (130,252) | (146,613) | (134,171) | (95,477) | (102,056) | (119,395) | (62,715) | (59,280) |
| Net Change in Plan Fiduciary Net Position | 14,516,004 | 16,748,084 | 6,692,711 | (9,232,151) | 11,394,443 | 6,986,076 | 3,038,587 | 3,774,774 | 5,911,321 | 3,567,835 |
| Plan Fiduciary Net Position - Beginning | 87,437,517 | 70,689,433 | 63,996,722 | 73,228,873 | 61,834,430 | 54,848,354 | 51,809,767 | 48,034,993 | 42,123,672 | 38,555,837 |
| Plan Fiduciary Net Position - Ending (b) | <u>101,953,521</u> | <u>87,437,517</u> | <u>70,689,433</u> | <u>63,996,722</u> | <u>73,228,873</u> | <u>61,834,430</u> | <u>54,848,354</u> | <u>51,809,767</u> | <u>48,034,993</u> | <u>42,123,672</u> |
| Net Pension Liability - Ending (a) - (b) | <u>\$ 20,143,142</u> | <u>\$ 22,170,821</u> | <u>\$ 28,568,980</u> | <u>\$ 21,299,375</u> | <u>\$ 10,468,484</u> | <u>\$ 11,557,206</u> | <u>\$ 10,795,750</u> | <u>\$ 10,242,769</u> | <u>\$ 9,641,719</u> | <u>\$ 11,622,732</u> |
| Plan Fiduciary Net Position as a Percentage of the Total Pension Liability | 83.50% | 79.77% | 71.22% | 75.03% | 87.49% | 84.25% | 83.55% | 83.49% | 83.28% | 78.37% |
| Covered Payroll | <u>\$ 18,019,167</u> | <u>\$ 14,334,834</u> | <u>\$ 12,911,359</u> | <u>\$ 12,466,715</u> | <u>\$ 10,586,506</u> | <u>\$ 10,721,291</u> | <u>\$ 9,769,589</u> | <u>\$ 8,149,826</u> | <u>\$ 8,136,139</u> | <u>\$ 7,743,398</u> |
| Net Pension Liability as a Percentage of Covered Payroll | 111.79% | 154.66% | 221.27% | 170.85% | 98.89% | 107.80% | 110.50% | 125.68% | 118.50% | 150.10% |

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION
LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA
(Concluded)

Notes to Schedule:

Changes of Benefit Terms:

For measurement date September 30, 2023, the valuation reflects the following benefit changes:

Additional Ordinance No. 2023-09 was adopted on March 9, 2023. This Ordinance provided a one-time increase in monthly benefits for all participants in pay status on or before October 1, 2022, (including deferred retirement option program retirees) equal to a flat 3.00%. Note that this does not apply to those who are currently entitled to the 1.00% automatic cost of living adjustment (COLA).

Additional Ordinance No. 2023.39 was adopted on September 14, 2023. This ordinance provided a change in the COLA provision to extend the existing COLA benefit (1% annually, beginning the first October 1 following commencement of benefits/DROP entry) to current retirees and beneficiaries who retired prior to September 16, 2016.

The proposed COLA would apply to all categories, within the exception of Non-Duty Disability Retiree and prior Terminated Vested members who are in payment status. Additionally, the first adjustment for the proposed COLA would be October 1, 2023.

For measurement date September 30, 2021, amounts reported as changes of benefit terms, resulted from Ordinance No. 2021-66. This ordinance provided the following benefit changes for firefighters members only:

- Effective October 1, 2020, an increase in the benefit accrual rate to 4.00%, applicable only to service accrued on or after October 1, 2020.
- Effective October 1, 2021, a normal retirement eligibility upon the completion of 20 years of credited service, regardless of age. There is no change to the age 55 with 10 years of credited service eligibility.

Additional Ordinance No. 2021-52 was adopted on September 23, 2021. This Ordinance provided a one-time increase in monthly benefits for all participants in pay status on or before October 1, 2020, (including DROP retirees) equal to a flat 2.00%.

Note that this does not apply to those who are currently entitled to the 1.00% automatic COLA.

Changes of Assumptions:

For measurement date September 30, 2021, the investment rate of return was lowered from 7.70% to 7.45% per year compounded annually, net of investment related expenses.

Total Pension Liability as of the September 30, 2024 measurement date reflects the following assumption changes:

The discount rate was updated from 7.45% to 7.25%.

The expected individual salary increases were increased and changed from a flat salary scale assumption to a service-based table.

The expected rates of normal retirement were amended to be generally lower than previously assumed.

The expected withdrawal rates were amended to be generally more than previously assumed for service less than 10 years and less than previously assumed for service between 10 to 15 years.

The expected rates of disability retirement were tripled at all ages.

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF EMPLOYER CONTRIBUTIONS
GENERAL EMPLOYEES' RETIREMENT PLAN AND
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF ST. CLOUD, FLORIDA**

| GENERAL EMPLOYEES' RETIREMENT PLAN | | | | | | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| Actuarially Determined | | | | | | | | | | |
| Contributions | \$ 3,741,876 | \$ 3,816,810 | \$ 2,543,209 | \$ 2,542,541 | \$ 2,297,576 | \$ 2,219,126 | \$ 1,880,685 | \$ 1,508,563 | \$ 1,675,949 | \$ 1,795,707 |
| Contributions in Relation to the Actuarially Determined | | | | | | | | | | |
| Contributions | 3,616,645 | 3,011,593 | 1,721,081 | 2,671,276 | 2,364,184 | 2,215,159 | 2,720,561 | 2,339,380 | 2,142,198 | 1,996,026 |
| Contributions Deficiency (Excess) | \$ 125,231 | \$ 805,217 | \$ 822,128 | \$ (128,735) | \$ (66,608) | \$ 3,967 | \$ (839,876) | \$ (830,817) | \$ (466,249) | \$ (200,319) |
| City's Covered Payroll | \$ 20,687,610 | \$ 17,215,417 | \$ 16,732,591 | \$ 17,156,153 | \$ 15,597,941 | \$ 14,983,974 | \$ 14,290,919 | \$ 12,126,709 | \$ 11,180,449 | \$ 10,440,155 |
| Contributions as a Percentage of Covered Payroll | 17.48% | 17.49% | 10.29% | 15.57% | 15.16% | 14.78% | 19.04% | 19.29% | 19.16% | 19.12% |

| POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN | | | | | | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|--------------|--------------|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| Actuarially Determined | | | | | | | | | | |
| Contributions | \$ 6,683,309 | \$ 5,193,511 | \$ 3,976,698 | \$ 4,519,185 | \$ 3,974,175 | \$ 4,243,487 | \$ 3,746,637 | \$ 2,989,357 | \$ 2,712,589 | \$ 2,471,693 |
| Contributions in Relation to the Actuarially Determined | | | | | | | | | | |
| Contributions | 6,883,730 | 5,275,499 | 4,009,120 | 4,553,716 | 3,974,175 | 4,186,756 | 3,342,485 | 2,862,262 | 2,860,835 | 2,732,965 |
| Contributions Deficiency (Excess) | \$ (200,421) | \$ (81,988) | \$ (32,422) | \$ (34,531) | \$ - | \$ 56,731 | \$ 404,152 | \$ 127,095 | \$ (148,246) | \$ (261,272) |
| Covered Payroll | \$ 18,019,167 | \$ 14,334,834 | \$ 12,911,359 | \$ 12,466,715 | \$ 10,586,506 | \$ 10,721,291 | \$ 9,769,589 | \$ 8,149,826 | \$ 8,136,139 | \$ 7,743,398 |
| Contributions as a Percentage of Covered Payroll | 38.20% | 36.80% | 31.05% | 36.53% | 37.54% | 39.05% | 34.21% | 35.12% | 35.16% | 35.29% |

Notes to Schedules:

Methods and Assumptions Used to Determine Contribution Rates:

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

| | General Employees' Retirement Plan | Police Officers' and Firefighters' Retirement Plan |
|-----------------------------|---|---|
| Valuation Date | October 1, 2023 | October 1, 2023 |
| Funding Method | Entry Age Normal Actuarial Cost Method | Entry Age Normal Actuarial Cost Method |
| Asset Smoothing Methodology | Four-Year Geometric Average of Market Value Returns (Net-of-Fees) | Four-Year Geometric Average of Market Value Returns (Net-of-Fees) |
| Salary Increase | Service Based | Service Based |
| Discount Rate | 7.25% | 7.25% |

Changes in Assumption:

As mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2024, FRS valuation report for special risk employees.

Update to Plan

Ordinance No. 2022-52 restated the City of St. Cloud, Florida (the City) General Employee's Retirement System, whereas the City and Tohopekaliga Water Authority (the Authority) have agreed to include the Authority employees within the City retirement system and provide for appropriate funding from the Authority. This was effective on October 1, 2022.

Fiscal Year 2023 the Actuarially Determined Contribution total includes the Authority, the contributions listed are just from the City.

**REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF INVESTMENT RETURNS
GENERAL EMPLOYEES' RETIREMENT PLAN AND
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
(UNAUDITED)
CITY OF ST. CLOUD, FLORIDA**

GENERAL EMPLOYEES' RETIREMENT PLAN

| For the Year Ended September 30: | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|--------|--------|-------|---------|--------|-------|-------|-------|--------|-------|
| Annual Money-Weighted Rate of Return Net of Investment Expense | 11.36% | 19.74% | 8.68% | -16.62% | 18.09% | 9.97% | 4.75% | 7.09% | 12.11% | 7.61% |

POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN

| For the Year Ended September 30: | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|--------|--------|-------|---------|--------|--------|-------|-------|--------|-------|
| Annual Money-Weighted Rate of Return Net of Investment Expense | 10.87% | 19.73% | 8.14% | -15.79% | 17.28% | 10.00% | 4.60% | 7.04% | 12.44% | 7.61% |

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGE IN OTHER POSTEMPLOYMENT BENEFITS (OPEB)
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS *
CITY OF ST. CLOUD, FLORIDA

| Reporting Period Ended | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Service Cost | \$ 219,074 | \$ 211,545 | \$ 310,863 | \$ 334,091 | \$ 241,617 | \$ 197,295 | \$ 207,500 | \$ 220,490 |
| Interest | 188,710 | 178,358 | 105,238 | 94,646 | 128,090 | 153,163 | 133,657 | 113,192 |
| Changes of Benefit Terms | - | - | - | - | - | - | - | - |
| Differences Between Expected and Actual Experience | (439,731) | - | 305,049 | (1,884) | - | (150,551) | - | - |
| Changes of Assumptions | (957,365) | (38,187) | (1,017,546) | (315,830) | 558,499 | (170,057) | (193,283) | (214,017) |
| Benefit Payments | (231,394) | (215,752) | (177,522) | (182,007) | (169,309) | (151,465) | (139,599) | (128,367) |
| Net Change in Total OPEB Liability | (1,220,706) | 135,964 | (473,918) | (70,984) | 758,897 | (121,615) | 8,275 | (8,702) |
| Total OPEB Liability - Beginning | 3,770,193 | 3,634,229 | 4,108,147 | 4,179,131 | 3,420,234 | 3,541,849 | 3,533,574 | 3,542,276 |
| Total OPEB Liability - Ending | \$ 2,549,487 | \$ 3,770,193 | \$ 3,634,229 | \$ 4,108,147 | \$ 4,179,131 | \$ 3,420,234 | \$ 3,541,849 | \$ 3,533,574 |
| Covered-Employee Payroll** | \$28,417,767 | \$25,858,884 | \$24,506,145 | \$26,231,144 | \$26,804,635 | \$25,448,244 | \$22,274,951 | \$21,185,596 |
| Sponsor's Total OPEB Liability as a Percentage of Covered-Employee Payroll | 8.97% | 14.58% | 14.83% | 15.66% | 15.59% | 13.44% | 15.90% | 16.68% |

* Governmental Accounting Standards Board Statement No. 75 was adopted for the 2018 Fiscal Year and 10-year trend information will be developed from 2018 forward.

** Fiscal Year 2018 covered-employee payroll projected based on actual Fiscal Year 2017 covered-employee payroll.

Notes to Schedules:

No assets are accumulated in a trust that meets all of the criteria in GASB Statement No. 75, Paragraph 4.

Differences Between Expected and Actual Experience

Differences between expected and actual experience reflects the impact of changes to the census data from the prior valuation to the valuation as of September 30, 2024.

Changes of Assumptions

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period.

The following are the discount rates used in each period:

| | |
|------------------|-------|
| Fiscal Year 2025 | 4.06% |
| Fiscal Year 2024 | 4.87% |
| Fiscal Year 2023 | 4.77% |
| Fiscal Year 2022 | 2.43% |
| Fiscal Year 2021 | 2.14% |
| Fiscal Year 2020 | 3.58% |
| Fiscal Year 2019 | 4.18% |
| Fiscal Year 2018 | 3.64% |
| Fiscal Year 2017 | 3.06% |

Also reflected as assumption changes are updated health care costs and premiums and updated trend rates, retirement, termination, salary scale, mortality and disability rates.

Benefits Payment

The Plan sponsor did not provide actual net benefits paid by the Plan for the fiscal year ended on September 30, 2025. Expected net benefit payments produced by the valuation model for the same period are shown in the table above.

SUPPLEMENTAL INFORMATION

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|-----------------------|-------------------------|----------------------|
| Revenues | | | |
| Investment Income | \$ 640,237 | \$ 485,532 | \$ 154,705 |
| Total Revenues | <u>640,237</u> | <u>485,532</u> | <u>154,705</u> |
| Expenditures | | | |
| Capital Outlay | 20,606,392 | 89,143,799 | 68,537,407 |
| Interest and Fees | 877,166 | 700,000 | (177,166) |
| (Total Expenditures) | <u>(21,483,558)</u> | <u>(89,843,799)</u> | <u>68,360,241</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>(20,843,321)</u> | <u>(89,358,267)</u> | <u>68,514,946</u> |
| Other Financing Sources (Uses) | | | |
| Transfers to Other Funds | (18,688,082) | (18,688,082) | - |
| Transfers from Other Funds | 18,834,321 | 18,834,321 | - |
| Debt Proceeds | 85,889,038 | 77,700,000 | 8,189,038 |
| Total Other Financing Sources (Uses) | <u>86,035,277</u> | <u>77,846,239</u> | <u>8,189,038</u> |
| Net Change in Fund Balances | 65,191,956 | (11,512,028) | 76,703,984 |
| Fund Balance, Beginning of Year | <u>54,777,146</u> | <u>54,777,146</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 119,969,102</u> | <u>\$ 43,265,118</u> | <u>\$ 76,703,984</u> |

**COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | Special Revenue Funds | | |
|--|------------------------------------|--|----------------------|
| | County Gas Tax Fund | TOHO | |
| | | Interlocal Agreement Fund | CDBG Fund |
| Assets | | | |
| Cash and Investments | \$ 2,080,691 | \$ 646,317 | \$ - |
| Lease Receivable | - | - | - |
| Other Receivables, Net | - | 838,095 | 123,139 |
| Due from Other Governments | 128,516 | - | - |
| Total Assets | <u>2,209,207</u> | <u>1,484,412</u> | <u>123,139</u> |
| Liabilities and Fund Balances | | | |
| Liabilities | | | |
| Accounts and Retainage Payable | 40,120 | - | 56,917 |
| Accrued Liabilities | - | - | - |
| Due to Other Governments | - | 265 | - |
| Due to Other Funds | 1,404,106 | - | 26,926 |
| Unearned Revenues | - | - | - |
| Total Liabilities | <u>1,444,226</u> | <u>265</u> | <u>83,843</u> |
| Deferred Inflows of Resources | | | |
| Unavailable Revenue - Grants | - | - | 123,139 |
| Lease Related | - | - | - |
| Total Deferred Inflows of Resources | <u>-</u> | <u>-</u> | <u>123,139</u> |
| Fund Balances | | | |
| Restricted | 764,981 | - | - |
| Assigned | - | 1,484,147 | - |
| Unassigned | - | - | (83,843) |
| Total Fund Balances | <u>764,981</u> | <u>1,484,147</u> | <u>(83,843)</u> |
| Total Liabilities and Fund Balances | <u>\$ 2,209,207</u> | <u>\$ 1,484,412</u> | <u>\$ 123,139</u> |

Special Revenue Funds

| Community Redevelopment Agency Fund | Economic Development Fund | Debt Service Fund | Total |
|--|--|----------------------------------|---------------------|
| \$ 4,108,701 | \$ 232,721 | \$ 429 | \$ 7,068,859 |
| - | 722,527 | - | 722,527 |
| - | 1,452 | 33,952 | 996,638 |
| - | - | - | 128,516 |
| <u>4,108,701</u> | <u>956,700</u> | <u>34,381</u> | <u>8,916,540</u> |
| 21,969 | 5,831 | - | 124,837 |
| 5,356 | 2,927 | - | 8,283 |
| - | - | - | 265 |
| 2,775,955 | - | - | 4,206,987 |
| - | 15,000 | - | 15,000 |
| <u>2,803,280</u> | <u>23,758</u> | <u>-</u> | <u>4,355,372</u> |
| - | - | - | 123,139 |
| - | 704,202 | - | 704,202 |
| - | 704,202 | - | 827,341 |
| 1,305,421 | - | 34,381 | 2,104,783 |
| - | 228,740 | - | 1,712,887 |
| - | - | - | (83,843) |
| <u>1,305,421</u> | <u>228,740</u> | <u>34,381</u> | <u>3,733,827</u> |
| <u>\$ 4,108,701</u> | <u>\$ 956,700</u> | <u>\$ 34,381</u> | <u>\$ 8,916,540</u> |

**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | Special Revenue Funds | | |
|--|------------------------------|--|--------------------|
| | County | TOHO | CDBG |
| | Gas Tax Fund | Interlocal Agreement Fund | |
| Revenues | | | |
| Taxes | \$ 1,548,693 | \$ - | \$ - |
| Intergovernmental Revenues | - | - | 327,475 |
| Charges for Service | - | 4,911,775 | - |
| Investment Income (Loss) | 112,520 | 54,693 | 2,878 |
| Other Revenue | - | - | - |
| Total Revenues | 1,661,213 | 4,966,468 | 330,353 |
| Expenditures | | | |
| Current: | | | |
| General Government | - | - | 524,880 |
| Transportation | 585,644 | - | - |
| Economic Environment | - | - | - |
| Capital Outlay | - | - | - |
| Principal Payments | - | - | - |
| Interest and Fees | - | - | - |
| (Total Expenditures) | (585,644) | - | (524,880) |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | 1,075,569 | 4,966,468 | (194,527) |
| Other Financing (Uses) Sources | | | |
| Transfers to Other Funds | (1,000,000) | (4,425,972) | - |
| Transfers from Other Funds | - | - | - |
| Repayment of Revenue Note | - | - | - |
| Total Other Financing (Uses) Sources | (1,000,000) | (4,425,972) | - |
| Net Change in Fund Balances | 75,569 | 540,496 | (194,527) |
| Fund Balances, Beginning of Year | 689,412 | 943,651 | 110,684 |
| Fund Balances, End of Year | \$ 764,981 | \$ 1,484,147 | \$ (83,843) |

Special Revenue Funds

| Community Redevelopment Agency Fund | Economic Development Fund | Debt Service Fund | Total |
|--|--|----------------------------------|---------------------|
| \$ - | \$ - | \$ - | \$ 1,548,693 |
| 1,307,971 | - | - | 1,635,446 |
| - | - | - | 4,911,775 |
| 174,497 | 17,226 | 9,349 | 371,163 |
| 3,445 | 189,627 | 26,051 | 219,123 |
| <u>1,485,913</u> | <u>206,853</u> | <u>35,400</u> | <u>8,686,200</u> |
| - | - | - | 524,880 |
| - | - | - | 585,644 |
| 708,658 | 265,088 | - | 973,746 |
| 200,000 | - | - | 200,000 |
| - | - | 1,797,313 | 1,797,313 |
| - | - | 1,387,966 | 1,387,966 |
| <u>(908,658)</u> | <u>(265,088)</u> | <u>(3,185,279)</u> | <u>(5,469,549)</u> |
| <u>577,255</u> | <u>(58,235)</u> | <u>(3,149,879)</u> | <u>3,216,651</u> |
| (1,113,394) | - | - | (6,539,366) |
| 728,166 | - | 20,947,854 | 21,676,020 |
| - | - | (18,112,000) | (18,112,000) |
| <u>(385,228)</u> | <u>-</u> | <u>2,835,854</u> | <u>(2,975,346)</u> |
| 192,027 | (58,235) | (314,025) | 241,305 |
| <u>1,113,394</u> | <u>286,975</u> | <u>348,406</u> | <u>3,492,522</u> |
| <u>\$ 1,305,421</u> | <u>\$ 228,740</u> | <u>\$ 34,381</u> | <u>\$ 3,733,827</u> |

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
COUNTY GAS TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|--------------------|-------------------------|-------------------|
| Revenues | | | |
| Taxes | \$ 1,548,693 | \$ 1,506,132 | \$ 42,561 |
| Investment Income | 112,520 | 55,678 | 56,842 |
| Total Revenues | <u>1,661,213</u> | <u>1,561,810</u> | <u>99,403</u> |
| Expenditures | | | |
| Current: | | | |
| Operating Expenditures | 585,644 | 663,330 | 77,686 |
| (Total Expenditures) | <u>(585,644)</u> | <u>(663,330)</u> | <u>77,686</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>1,075,569</u> | <u>898,480</u> | <u>177,089</u> |
| Other Financing (Uses) | | | |
| Transfers to Other Funds | (1,000,000) | (1,000,000) | - |
| Total Other Financing (Uses) | <u>(1,000,000)</u> | <u>(1,000,000)</u> | <u>-</u> |
| Net Change in Fund Balances | 75,569 | (101,520) | 177,089 |
| Fund Balance, Beginning of Year | <u>689,412</u> | <u>689,412</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 764,981</u> | <u>\$ 587,892</u> | <u>\$ 177,089</u> |

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
TOHO INTERLOCAL AGREEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|---------------------|-------------------------|-------------------|
| Revenues | | | |
| Charges for Service | \$ 4,911,775 | \$ 4,425,972 | \$ 485,803 |
| Investment Income | 54,693 | 8,632 | 46,061 |
| Total Revenues | <u>4,966,468</u> | <u>4,434,604</u> | <u>531,864</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>4,966,468</u> | <u>4,434,604</u> | <u>531,864</u> |
| Other Financing (Uses) | | | |
| Transfers to Other Funds | <u>(4,425,972)</u> | <u>(4,425,972)</u> | - |
| Total Other Financing (Uses) | <u>(4,425,972)</u> | <u>(4,425,972)</u> | - |
| Net Change in Fund Balances | 540,496 | 8,632 | 531,864 |
| Fund Balance, Beginning of Year | <u>943,651</u> | <u>943,651</u> | - |
| Fund Balance, End of Year | <u>\$ 1,484,147</u> | <u>\$ 952,283</u> | <u>\$ 531,864</u> |

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
CDBG FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|--------------------|-------------------------|-------------------|
| Revenues | | | |
| Intergovernmental Revenues | \$ 327,475 | \$ 955,791 | \$ (628,316) |
| Investment Income | 2,878 | - | 2,878 |
| Total Revenues | <u>330,353</u> | <u>955,791</u> | <u>(625,438)</u> |
| Expenditures | | | |
| Current: | | | |
| Operating Expenditures | 524,880 | 1,324,124 | 799,244 |
| (Total Expenditures) | <u>(524,880)</u> | <u>(1,324,124)</u> | <u>799,244</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | (194,527) | (368,333) | 173,806 |
| Fund Balance, Beginning of Year | <u>110,684</u> | <u>(80,120)</u> | <u>190,804</u> |
| Fund Balance, End of Year | <u>\$ (83,843)</u> | <u>\$ (448,453)</u> | <u>\$ 364,610</u> |

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|---------------------|-------------------------|---------------------|
| Revenues | | | |
| Intergovernmental | \$ 1,307,971 | \$ 1,307,971 | \$ - |
| Investment Income | 174,497 | 62,003 | 112,494 |
| Other Revenue | 3,445 | 18,000 | (14,555) |
| Total Revenues | <u>1,485,913</u> | <u>1,387,974</u> | <u>97,939</u> |
| Expenditures | | | |
| Current: | | | |
| Operating Expenditures | 708,658 | 1,339,342 | 630,684 |
| Capital Outlay | 200,000 | 1,045,434 | 845,434 |
| (Total Expenditures) | <u>(908,658)</u> | <u>(2,384,776)</u> | <u>1,476,118</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>577,255</u> | <u>(996,802)</u> | <u>1,574,057</u> |
| Other Financing (Uses) Sources | | | |
| Transfers from Other Funds | 728,166 | 728,166 | - |
| Transfers to Other Funds | (1,113,394) | (1,113,394) | - |
| Total Other Financing (Uses) Sources | <u>(385,228)</u> | <u>(385,228)</u> | <u>-</u> |
| Net Change in Fund Balances | 192,027 | (1,382,030) | 1,574,057 |
| Fund Balance, Beginning of Year | <u>1,113,394</u> | <u>1,113,394</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 1,305,421</u> | <u>\$ (268,636)</u> | <u>\$ 1,574,057</u> |

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|-------------------|-------------------------|------------------|
| Revenues | | | |
| Investment Income | \$ 17,226 | \$ 5,349 | \$ 11,877 |
| Other Revenue | 189,627 | 200,007 | (10,380) |
| Total Revenues | <u>206,853</u> | <u>205,356</u> | <u>1,497</u> |
| Expenditures | | | |
| Current: | | | |
| Operating Expenditures | 265,088 | 301,718 | 36,630 |
| (Total Expenditures) | <u>(265,088)</u> | <u>(301,718)</u> | <u>36,630</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | (58,235) | (96,362) | 38,127 |
| Fund Balance, Beginning of Year | <u>286,975</u> | <u>286,975</u> | <u>-</u> |
| Fund Balance, End of Year | <u>\$ 228,740</u> | <u>\$ 190,613</u> | <u>\$ 38,127</u> |

**SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | <u>Actual</u> | <u>Final Budget</u> | <u>Variance</u> |
|--|--------------------|-------------------------|---------------------|
| Revenues | | | |
| Investment Income | \$ 9,349 | \$ - | \$ 9,349 |
| Other Revenue | 26,051 | - | 26,051 |
| Total Revenues | <u>35,400</u> | <u>-</u> | <u>35,400</u> |
| Expenditures | | | |
| Debt Service: | | | |
| Principal Payments | 1,797,313 | 1,797,969 | 656 |
| Interest and Fees | 1,387,966 | 1,582,174 | 194,208 |
| (Total Expenditures) | <u>(3,185,279)</u> | <u>(3,380,143)</u> | <u>194,864</u> |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | <u>(3,149,879)</u> | <u>(3,380,143)</u> | <u>230,264</u> |
| Other Financing Sources | | | |
| Transfers from Other Funds | 20,947,854 | 21,492,143 | (544,289) |
| Repayment of Revenue Note | (18,112,000) | (18,112,000) | - |
| Total Other Financing Sources | <u>2,835,854</u> | <u>3,380,143</u> | <u>(544,289)</u> |
| Net Change in Fund Balances | (314,025) | - | (314,025) |
| Fund Balances, Beginning of Year | <u>348,406</u> | <u>348,406</u> | <u>-</u> |
| Fund Balances, End of Year | <u>\$ 34,381</u> | <u>\$ 348,406</u> | <u>\$ (314,025)</u> |

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

| | <u>Motor Pool Fund</u> | <u>Self- Insurance Fund Health</u> | <u>Self- Insurance Fund Workers' Comp</u> | <u>Total</u> |
|---|----------------------------|--|---|---------------------|
| Assets | | | | |
| Current Assets | | | | |
| Cash and Investments | \$ 265,715 | \$ 1,420,716 | \$ 1,199,771 | \$ 2,886,202 |
| Other Receivable | 4,092 | - | - | 4,092 |
| Total Current Assets | <u>269,807</u> | <u>1,420,716</u> | <u>1,199,771</u> | <u>2,890,294</u> |
| Non-Current Assets | | | | |
| Capital Assets: | | | | |
| Property, Plant and Equipment | 574,731 | 162,027 | - | 736,758 |
| (Accumulated Depreciation and Amortization) | (291,871) | (60,212) | - | (352,083) |
| Total Capital Assets - Cost Less Depreciation | <u>282,860</u> | <u>101,815</u> | <u>-</u> | <u>384,675</u> |
| Total Non-Current Assets | <u>282,860</u> | <u>101,815</u> | <u>-</u> | <u>384,675</u> |
| Total Assets | <u>552,667</u> | <u>1,522,531</u> | <u>1,199,771</u> | <u>3,274,969</u> |
| Deferred Outflows of Resources | | | | |
| Pension Related | 69,258 | - | - | 69,258 |
| OPEB Related | 6,706 | - | - | 6,706 |
| Total Deferred Outflows of Resources | <u>75,964</u> | <u>-</u> | <u>-</u> | <u>75,964</u> |
| Liabilities and Net Position | | | | |
| Current Liabilities | | | | |
| Accounts Payable | 211,761 | 88,423 | 34,538 | 334,722 |
| Claims Payable | - | 441,025 | 570,000 | 1,011,025 |
| Accrued Expenses | 16,554 | - | - | 16,554 |
| Compensated Absences | 26,567 | - | - | 26,567 |
| OPEB Liability | 6,706 | - | - | 6,706 |
| Total Current Liabilities | <u>261,588</u> | <u>529,448</u> | <u>604,538</u> | <u>1,395,574</u> |
| Long-Term Liabilities | | | | |
| Compensated Absences | 17,712 | - | - | 17,712 |
| OPEB Liability | 20,877 | - | - | 20,877 |
| Net Pension Liability | 72,967 | - | - | 72,967 |
| Total Long-Term Liabilities | <u>111,556</u> | <u>-</u> | <u>-</u> | <u>111,556</u> |
| Total Liabilities | <u>373,144</u> | <u>529,448</u> | <u>604,538</u> | <u>1,507,130</u> |
| Deferred Inflows of Resources | | | | |
| Pension Related | 71,722 | - | - | 71,722 |
| OPEB Related | 24,884 | - | - | 24,884 |
| Total Deferred Inflows of Resources | <u>96,606</u> | <u>-</u> | <u>-</u> | <u>96,606</u> |
| Net Position | | | | |
| Net Investment in Capital Assets | 282,860 | 101,815 | - | 384,675 |
| Unrestricted | (123,979) | 891,268 | 595,233 | 1,362,522 |
| Total Net Position | <u>\$ 158,881</u> | <u>\$ 993,083</u> | <u>\$ 595,233</u> | <u>\$ 1,747,197</u> |

**COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | Motor Pool Fund | Self- Insurance Fund Health | Self- Insurance Fund Workers' Comp | Total |
|--|----------------------------|--|---|---------------------|
| Operating Revenues | | | | |
| Charges for Services | \$ 3,045,614 | \$ 8,875,381 | \$ 1,011,941 | \$ 12,932,936 |
| Other | - | 319,210 | - | 319,210 |
| Total Operating Revenues | <u>3,045,614</u> | <u>9,194,591</u> | <u>1,011,941</u> | <u>13,252,146</u> |
| Operating Expenses | | | | |
| Personnel Service | 586,684 | - | - | 586,684 |
| Materials and Supplies | 65,416 | - | - | 65,416 |
| Other Services and Charges | 2,818,772 | 833,933 | 229,007 | 3,881,712 |
| Contractual Services | - | 310,726 | 30,433 | 341,159 |
| Claims | - | 7,249,005 | 535,032 | 7,784,037 |
| Depreciation and Amortization | 64,272 | 3,442 | - | 67,714 |
| Total Operating Expenses | <u>3,535,144</u> | <u>8,397,106</u> | <u>794,472</u> | <u>12,726,722</u> |
| Operating (Loss) Income | <u>(489,530)</u> | <u>797,485</u> | <u>217,469</u> | <u>525,424</u> |
| Non-Operating Revenues (Expenses) | | | | |
| Investment Earnings | 23,882 | 48,874 | 39,988 | 112,744 |
| Gain (Loss) on Sale of Capital Assets | 12,304 | - | - | 12,304 |
| Total Non-Operating Revenues (Expenses) | <u>36,186</u> | <u>48,874</u> | <u>39,988</u> | <u>125,048</u> |
| Income (Loss) Before Transfers | <u>(453,344)</u> | <u>846,359</u> | <u>257,457</u> | <u>650,472</u> |
| Change in Net Position | <u>(453,344)</u> | <u>846,359</u> | <u>257,457</u> | <u>650,472</u> |
| Net Position, Beginning of Year | 629,902 | 146,724 | 337,776 | 1,114,402 |
| Adjustment to Beginning Net Position | (17,677) | - | - | (17,677) |
| Beginning of Year, as Restated | <u>612,225</u> | <u>146,724</u> | <u>337,776</u> | <u>1,096,725</u> |
| Net Position, End of Year | <u>\$ 158,881</u> | <u>\$ 993,083</u> | <u>\$ 595,233</u> | <u>\$ 1,747,197</u> |

**COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

| | Motor Pool Fund | Self- Insurance Fund Health | Self- Insurance Fund Workers' Comp | Total |
|--|---------------------|-----------------------------------|--|---------------------|
| Cash Flows from Operating Activities | | | | |
| Cash Received from Customers | \$ 3,045,614 | \$ 8,875,381 | \$ 1,011,941 | \$ 12,932,936 |
| Cash Paid to Suppliers | (3,369,698) | (8,879,647) | (651,298) | (12,900,643) |
| Cash Paid to Employees for Services | (596,690) | - | - | (596,690) |
| Other Operating Receipts | - | 319,210 | - | 319,210 |
| Net Cash Provided by (Used in) Operating Activities | <u>(920,774)</u> | <u>314,944</u> | <u>360,643</u> | <u>(245,187)</u> |
| Cash Flows from Capital and Related Financing Activities | | | | |
| Property, Plant and Equipment Acquisitions | (50,040) | - | - | (50,040) |
| Proceeds from the Sale of Assets | 12,304 | - | - | 12,304 |
| Net Cash Provided by (Used in) Capital and Related Financing Activities | <u>(37,736)</u> | <u>-</u> | <u>-</u> | <u>(37,736)</u> |
| Cash Flows from Investing Activities | | | | |
| Investment Earnings | 23,882 | 48,874 | 39,988 | 112,744 |
| Total Cash Flows from Investing Activities | <u>23,882</u> | <u>48,874</u> | <u>39,988</u> | <u>112,744</u> |
| Net Increase (Decrease) in Cash and Cash Equivalents | (934,628) | 363,818 | 400,631 | (170,179) |
| Cash and Cash Equivalents, Beginning of Year | 1,200,343 | 1,056,898 | 799,140 | 3,056,381 |
| Cash and Cash Equivalents, End of Year | <u>\$ 265,715</u> | <u>\$ 1,420,716</u> | <u>\$ 1,199,771</u> | <u>\$ 2,886,202</u> |
| Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities | | | | |
| Operating Income (Loss) | \$ (489,530) | \$ 797,485 | \$ 217,469 | \$ 525,424 |
| Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities: | | | | |
| Depreciation and Amortization | 64,272 | 3,442 | - | 67,714 |
| Changes in Assets Decrease (Increase) and Liabilities Increase (Decrease): | | | | |
| Prepays | 4,574 | - | - | 4,574 |
| Accounts Payable | (490,084) | (485,983) | 143,174 | (832,893) |
| Accrued Expenses | (2,398) | - | - | (2,398) |
| Compensated Absences | 8,715 | - | - | 8,715 |
| Total OPEB Liability | (6,760) | - | - | (6,760) |
| Net Pension Liability | (9,563) | - | - | (9,563) |
| Total Adjustments | <u>(431,244)</u> | <u>(482,541)</u> | <u>143,174</u> | <u>(770,611)</u> |
| Net Cash Provided by (Used in) Operating Activities | <u>\$ (920,774)</u> | <u>\$ 314,944</u> | <u>\$ 360,643</u> | <u>\$ (245,187)</u> |

STATISTICAL SECTION

Statistical tables differ from financial statements because they usually cover more than one fiscal year and may present non-accounting data. They reflect social and economic data, financial trends and the fiscal capacity of the government.

**STATISTICAL SECTION
(UNAUDITED)**

STATISTICAL SECTION

This part of the City of St. Cloud's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

| Contents | Page |
|---|-------------|
| Financial Trends | |
| <i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i> | 102 |
| Revenue Capacity | |
| <i>These schedules contain information to help the reader access the factors related to the City's most significant local revenue sources, property tax, and sanitation revenue.</i> | 112 |
| Debt Capacity | |
| <i>These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.</i> | 118 |
| Demographic and Economic Information | |
| <i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.</i> | 129 |
| Operating Information | |
| <i>These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.</i> | 132 |

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

CITY OF ST. CLOUD
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

| | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| Governmental Activities: | | | | |
| Net Investment in Capital Assets | \$ 85,880,700 | \$ 87,972,999 | \$ 93,017,432 | \$ 98,669,983 |
| Restricted | 23,894,073 | 30,078,552 | 33,378,737 | 39,195,441 |
| Unrestricted | (1,511,563) | 11,891 | 2,537,652 | 4,781,245 |
| Total Governmental Activities Net Position | <u>\$ 108,263,210</u> | <u>\$ 118,063,442</u> | <u>\$ 128,933,821</u> | <u>\$ 142,646,669</u> |
| Business-Type Activities: | | | | |
| Net Investment in Capital Assets | \$ 158,947,255 | \$ 166,769,263 | \$ 180,191,229 | \$ 197,342,570 |
| Restricted | 14,121,470 | 22,125,273 | 25,548,508 | 34,226,595 |
| Unrestricted | 4,624,644 | 2,789,769 | 7,778,743 | 13,078,688 |
| Total Business-Type Activities Net Position | <u>\$ 177,693,369</u> | <u>\$ 191,684,305</u> | <u>\$ 213,518,480</u> | <u>\$ 244,647,853</u> |
| Primary Government: | | | | |
| Net Investment in Capital Assets | \$ 244,827,955 | \$ 254,742,262 | \$ 273,208,661 | \$ 296,012,553 |
| Restricted | 38,015,543 | 52,203,825 | 58,927,245 | 73,422,036 |
| Unrestricted | 3,113,081 | 2,801,660 | 10,316,395 | 17,859,933 |
| Total Government Net Position | <u>\$ 285,956,579</u> | <u>\$ 309,747,747</u> | <u>\$ 342,452,301</u> | <u>\$ 387,294,522</u> |

| 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| \$ 97,971,031 | \$ 106,853,944 | \$ 114,724,271 | \$ 331,348,809 | \$ 338,335,532 | \$ 340,453,865 |
| 48,780,445 | 57,561,348 | 65,587,576 | 67,828,039 | 80,301,138 | 99,765,000 |
| 6,467,944 | 2,780,592 | 7,513,937 | (2,935,025) | (421,402) | (3,672,935) |
| <u>\$ 153,219,420</u> | <u>\$ 167,195,884</u> | <u>\$ 187,825,784</u> | <u>\$ 396,241,823</u> | <u>\$ 418,215,268</u> | <u>\$ 436,545,930</u> |
| | | | | | |
| \$ 203,952,152 | \$ 213,749,760 | \$ 224,324,491 | \$ 48,061,281 | \$ 59,081,540 | \$ 66,953,842 |
| 42,742,538 | 77,918,749 | 92,852,290 | 1,150,720 | 964,510 | 5,645,467 |
| 23,832,779 | 19,467,718 | 18,210,313 | 906,716 | 648,458 | 5,951,103 |
| <u>\$ 270,527,469</u> | <u>\$ 311,136,227</u> | <u>\$ 335,387,094</u> | <u>\$ 50,118,717</u> | <u>\$ 60,694,508</u> | <u>\$ 78,550,412</u> |
| | | | | | |
| \$ 301,923,183 | \$ 320,603,704 | \$ 339,048,762 | \$ 379,410,090 | \$ 397,417,072 | \$ 407,407,707 |
| 91,522,983 | 135,480,097 | 158,439,866 | 68,978,759 | 81,265,648 | 105,410,467 |
| 30,300,723 | 22,248,310 | 25,724,250 | (2,028,309) | 227,056 | 2,278,168 |
| <u>\$ 423,746,889</u> | <u>\$ 478,332,111</u> | <u>\$ 523,212,878</u> | <u>\$ 446,360,540</u> | <u>\$ 478,909,776</u> | <u>\$ 515,096,342</u> |

CITY OF ST. CLOUD
Changes in Net Position, Last Ten Fiscal Years
(accrual basis of accounting)

| | 2016 | 2017 | 2018 | 2019 |
|--|-----------------------------|-----------------------------|-----------------------------|------------------------------|
| Expenses | | | | |
| Governmental Activities: | | | | |
| General Government | \$ 4,946,449 | \$ 5,483,691 | \$ 5,352,138 | \$ 6,664,995 |
| Public Safety | 23,098,871 | 22,074,869 | 23,119,191 | 26,392,331 |
| Transportation | 6,707,860 | 6,398,831 | 7,160,776 | 7,671,124 |
| Parks and Recreation | 4,398,586 | 4,489,325 | 4,828,059 | 5,252,656 |
| Economic Environment | 552,186 | 415,412 | 445,148 | 642,925 |
| Utility System | - | - | - | - |
| Electric System | 315,708 | 1,557,188 | 894,125 | 699,213 |
| Interest and Fees | 2,581,830 | 2,500,440 | 2,402,654 | 2,275,732 |
| Total Governmental Activities Expenses | <u>42,601,490</u> | <u>42,919,756</u> | <u>44,202,091</u> | <u>49,598,976</u> |
| Business-Type Activities: | | | | |
| Water Utility | 10,960,222 | 11,550,809 | 12,216,311 | 13,196,615 |
| Sewer Utility | 10,622,167 | 11,156,101 | 11,613,763 | 12,140,863 |
| Sanitation Utility | 9,263,695 | 10,030,131 | 10,881,717 | 11,673,867 |
| Stormwater Utility | 1,764,047 | 2,225,592 | 2,132,730 | 2,432,995 |
| Development Special District | 764,474 | 1,677,999 | 1,750,321 | 760,866 |
| Building Department | - | - | 1,281,754 | 1,758,767 |
| Total Business-Type Activities Expenses | <u>33,374,605</u> | <u>36,640,632</u> | <u>39,876,596</u> | <u>41,963,973</u> |
| Total Primary Government Expenses | <u><u>\$ 75,976,095</u></u> | <u><u>\$ 79,560,388</u></u> | <u><u>\$ 84,078,687</u></u> | <u><u>\$ 91,562,949</u></u> |
| Program Revenues | | | | |
| Governmental Activities: | | | | |
| Charges for Services: | | | | |
| General Government | \$ 758,852 | \$ 869,902 | \$ 881,452 | \$ 1,061,749 |
| Public Safety | 4,541,906 | 5,677,410 | 4,171,948 | 4,454,629 |
| Parks and Recreation | 748,009 | 798,307 | 812,796 | 799,604 |
| Economic Environment | - | - | - | - |
| Utility System | - | - | - | - |
| Electric System | 6,467,419 | 6,860,168 | 7,285,569 | 7,009,383 |
| Operating Grants and Contributions | 874,952 | 960,078 | 994,344 | 1,465,076 |
| Capital Grants and Contributions | 6,870,964 | 7,955,513 | 12,666,902 | 15,241,261 |
| Total Governmental Activities Program Revenues | <u>20,262,102</u> | <u>23,121,378</u> | <u>26,813,011</u> | <u>30,031,702</u> |
| Business-Type Activities: | | | | |
| Charges for Services: | | | | |
| Water Utility | 11,069,722 | 12,894,803 | 12,884,069 | 13,826,534 |
| Sewer Utility | 10,455,509 | 11,397,816 | 11,995,161 | 12,904,153 |
| Sanitation Utility | 10,244,028 | 11,078,291 | 12,207,178 | 12,358,305 |
| Stormwater Utility | 1,777,726 | 1,805,823 | 1,891,786 | 2,012,811 |
| Development Special District | 7,787 | 8,011 | - | - |
| Building Department | - | - | 2,592,556 | 3,111,893 |
| Operating Grants and Contributions | 893,355 | 744,000 | 1,336,259 | 160,384 |
| Capital Grants and Contributions | 16,784,716 | 18,149,610 | 23,016,662 | 31,221,199 |
| Total Business-Type Activities Program Revenues | <u>51,232,843</u> | <u>56,078,354</u> | <u>65,923,671</u> | <u>75,595,279</u> |
| Total Primary Government Program Revenues | <u><u>\$ 71,494,945</u></u> | <u><u>\$ 79,199,732</u></u> | <u><u>\$ 92,736,682</u></u> | <u><u>\$ 105,626,981</u></u> |

| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|----|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| \$ | 5,903,303 | \$ 8,804,811 | \$ 11,576,589 | \$ 22,434,316 | \$ 17,372,818 | \$ 18,253,495 |
| | 27,934,401 | 30,294,503 | 33,002,243 | 38,873,919 | 39,756,812 | 47,947,426 |
| | 7,639,113 | 9,201,916 | 7,316,162 | 8,809,912 | 8,209,173 | 9,362,735 |
| | 5,008,231 | 6,001,879 | 7,192,060 | 10,439,141 | 9,214,147 | 10,192,275 |
| | 769,691 | 1,109,065 | 1,578,848 | 1,397,329 | 1,031,057 | 964,320 |
| | - | - | - | 9,865,795 | 13,092,803 | 9,618,139 |
| | 472,177 | 145,079 | 97,846 | 79,840 | 2,173,251 | 375,457 |
| | 1,166,069 | 1,081,340 | 1,118,271 | 1,033,822 | 1,117,297 | 2,416,607 |
| | <u>48,892,985</u> | <u>56,638,593</u> | <u>61,882,019</u> | <u>92,934,074</u> | <u>91,967,358</u> | <u>99,130,454</u> |
| | 13,344,125 | 13,610,524 | 16,777,150 | 17,494 | - | - |
| | 12,971,698 | 13,081,821 | 15,850,928 | 17,427 | - | - |
| | 10,605,845 | 10,601,755 | 14,128,830 | 15,813,073 | 15,497,075 | 18,360,419 |
| | 2,633,013 | 2,500,567 | 2,688,276 | 3,516,642 | 3,669,600 | 4,790,154 |
| | 767,333 | 8,927,518 | 4,286,449 | 228,494 | 267,159 | - |
| | 2,266,932 | 2,967,520 | 3,288,259 | 3,706,360 | 3,029,908 | 3,527,918 |
| | <u>42,588,946</u> | <u>51,689,705</u> | <u>57,019,892</u> | <u>23,299,490</u> | <u>22,463,742</u> | <u>26,678,491</u> |
| \$ | <u>91,481,931</u> | <u>108,328,298</u> | <u>118,901,911</u> | <u>116,233,564</u> | <u>114,431,100</u> | <u>125,808,945</u> |
| \$ | 975,210 | \$ 1,243,389 | \$ 1,305,149 | \$ 1,336,515 | \$ 2,288,879 | \$ 2,354,166 |
| | 4,859,895 | 6,207,581 | 8,126,082 | 6,001,335 | 6,079,711 | 7,056,568 |
| | 379,500 | 708,289 | 843,390 | 905,069 | 999,454 | 1,193,111 |
| | - | - | - | 185,588 | 185,588 | 185,588 |
| | - | - | - | 4,566,380 | 5,242,445 | 5,316,135 |
| | 7,579,892 | 8,019,487 | 8,467,344 | 8,866,429 | 9,731,833 | 12,559,854 |
| | 818,683 | 1,150,625 | 6,180,537 | 5,148,016 | 1,632,124 | 1,348,567 |
| | 12,097,943 | 18,909,074 | 17,543,641 | 14,456,423 | 29,228,585 | 29,920,009 |
| | <u>26,711,123</u> | <u>36,238,445</u> | <u>42,466,143</u> | <u>41,465,755</u> | <u>55,388,619</u> | <u>59,933,998</u> |
| | 14,460,327 | 16,305,286 | 16,965,980 | 64,780 | - | - |
| | 14,399,344 | 15,742,020 | 16,663,148 | 28,231 | - | - |
| | 11,996,998 | 12,970,936 | 14,863,817 | 15,793,539 | 16,473,303 | 20,383,634 |
| | 2,117,139 | 2,225,280 | 2,329,334 | 3,850,977 | 4,754,162 | 5,366,899 |
| | - | 8,137,284 | 3,191,224 | 2,461 | 110,384 | - |
| | 2,906,348 | 3,607,308 | 3,677,997 | 3,467,385 | 4,062,629 | 4,249,799 |
| | 717,214 | - | - | - | - | - |
| | <u>24,060,260</u> | <u>34,579,356</u> | <u>32,798,689</u> | <u>3,459,707</u> | <u>13,336,033</u> | <u>8,473,250</u> |
| | <u>70,657,630</u> | <u>93,567,470</u> | <u>90,490,189</u> | <u>26,667,080</u> | <u>38,736,511</u> | <u>38,473,582</u> |
| \$ | <u>97,368,753</u> | <u>129,805,915</u> | <u>132,956,332</u> | <u>68,132,835</u> | <u>94,125,130</u> | <u>98,407,580</u> |

CITY OF ST. CLOUD
Changes in Net Position, Last Ten Fiscal Years
(accrual basis of accounting)
(Concluded)

| | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|--|-----------------------|----------------------|----------------------|----------------------|
| Net (Expense)/Revenue | | | | |
| Governmental Activities | \$ (22,339,388) | \$ (19,798,378) | \$ (17,389,080) | \$ (19,567,274) |
| Business-Type Activities | 17,858,238 | 19,437,722 | 26,047,075 | 33,631,306 |
| Total Primary Government Net Expense | <u>\$ (4,481,150)</u> | <u>\$ (360,656)</u> | <u>\$ 8,657,995</u> | <u>\$ 14,064,032</u> |
| General Revenues and Other | | | | |
| Changes in Net Position | | | | |
| Governmental Activities: | | | | |
| General Revenues: | | | | |
| Property Taxes | \$ 7,263,646 | \$ 7,889,505 | \$ 8,949,522 | \$ 10,170,449 |
| Intergovernmental, Unrestricted | 4,512,622 | 4,848,217 | 5,895,419 | 6,381,177 |
| Other Taxes | 9,545,394 | 9,743,963 | 10,406,248 | 10,758,255 |
| Investment Income | 385,495 | 318,793 | 615,028 | 1,478,383 |
| Miscellaneous | 1,037,481 | 1,197,474 | 399,359 | 660,190 |
| Transfers | 1,323,563 | 5,630,658 | 1,955,487 | 3,831,668 |
| Total Governmental Activities | <u>24,068,201</u> | <u>29,628,610</u> | <u>28,221,063</u> | <u>33,280,122</u> |
| Business-Type Activities: | | | | |
| Investment Income | 203,496 | 183,272 | 486,183 | 1,329,735 |
| Special Item | - | - | - | - |
| Transfers | (1,323,563) | (5,630,658) | (1,955,487) | (3,831,668) |
| Total Business-Type Activities | <u>(1,120,067)</u> | <u>(5,447,386)</u> | <u>(1,469,304)</u> | <u>(2,501,933)</u> |
| Total Primary Government General Revenues and Other Changes in Net Position | <u>\$ 22,948,134</u> | <u>\$ 24,181,224</u> | <u>\$ 26,751,759</u> | <u>\$ 30,778,189</u> |
| Change in Net Position | | | | |
| Governmental Activities | \$ 1,728,813 | \$ 9,830,232 | \$ 10,831,983 | \$ 13,712,848 |
| Business-Type Activities | 16,738,171 | 13,990,336 | 24,577,771 | 31,129,373 |
| Total Primary Government Change in Net Position | <u>\$ 18,466,984</u> | <u>\$ 23,820,568</u> | <u>\$ 35,409,754</u> | <u>\$ 44,842,221</u> |

| 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|----------------------|----------------------|----------------------|------------------------|------------------------|------------------------|
| \$ (22,181,862) | \$ (20,400,148) | \$ (19,415,876) | \$ (51,468,319) | \$ (36,578,739) | \$ (39,196,456) |
| 28,068,684 | 41,877,765 | 33,470,297 | 3,367,590 | 16,272,769 | 11,795,091 |
| <u>\$ 5,886,822</u> | <u>\$ 21,477,617</u> | <u>\$ 14,054,421</u> | <u>\$ (48,100,729)</u> | <u>\$ (20,305,970)</u> | <u>\$ (27,401,365)</u> |
| | | | | | |
| \$ 11,741,556 | \$ 13,576,178 | \$ 15,206,047 | \$ 18,311,435 | \$ 22,276,252 | \$ 25,792,494 |
| 5,658,982 | 6,642,926 | 8,351,567 | 9,872,216 | 9,627,397 | 9,522,790 |
| 10,157,070 | 11,381,067 | 13,713,748 | 15,432,692 | 16,003,367 | 16,696,577 |
| 1,050,336 | 567,682 | (3,099,322) | 3,364,075 | 7,492,741 | 5,854,012 |
| 922,390 | 265,611 | 414,720 | 380,848 | 458,919 | 674,629 |
| 3,224,279 | 1,943,148 | 5,459,016 | 212,523,092 | 2,693,508 | 2,309,836 |
| <u>32,754,613</u> | <u>34,376,612</u> | <u>40,045,776</u> | <u>259,884,358</u> | <u>58,552,184</u> | <u>60,850,338</u> |
| | | | | | |
| 1,035,211 | 674,141 | (3,760,414) | 2,427,705 | 691,364 | 533,532 |
| - | - | - | (78,540,580) | - | 4,483,256 |
| <u>(3,224,279)</u> | <u>(1,943,148)</u> | <u>(5,459,016)</u> | <u>(212,523,092)</u> | <u>(2,693,508)</u> | <u>(2,309,836)</u> |
| <u>(2,189,068)</u> | <u>(1,269,007)</u> | <u>(9,219,430)</u> | <u>(288,635,967)</u> | <u>(2,002,144)</u> | <u>2,706,952</u> |
| | | | | | |
| <u>\$ 30,565,545</u> | <u>\$ 33,107,605</u> | <u>\$ 30,826,346</u> | <u>\$ (28,751,609)</u> | <u>\$ 56,550,040</u> | <u>\$ 63,557,290</u> |
| | | | | | |
| \$ 10,572,751 | \$ 13,976,464 | \$ 20,629,900 | \$ 208,416,039 | \$ 21,973,445 | \$ 21,653,882 |
| 25,879,616 | 40,608,758 | 24,250,867 | (285,268,377) | 14,270,625 | 14,502,043 |
| <u>\$ 36,452,367</u> | <u>\$ 54,585,222</u> | <u>\$ 44,880,767</u> | <u>\$ (76,852,338)</u> | <u>\$ 36,244,070</u> | <u>\$ 36,155,925</u> |

CITY OF ST. CLOUD
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

| | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|---|----------------------|----------------------|----------------------|----------------------|
| General Fund | | | | |
| Non-Spendable | \$ 1,801,074 | \$ 1,836,846 | \$ 1,777,917 | \$ 1,973,964 |
| Restricted | 892,953 | 1,265,947 | 39,938 | 42,573 |
| Committed | - | - | - | - |
| Assigned | 207,172 | 31,854 | 1,433,135 | 1,001,880 |
| Unassigned | 7,281,247 | 10,169,034 | 10,697,849 | 10,080,338 |
| Total General Fund | <u>\$ 10,182,446</u> | <u>\$ 13,303,681</u> | <u>\$ 13,948,839</u> | <u>\$ 13,098,755</u> |
| All Other Governmental Funds | | | | |
| Non-Spendable | \$ 1,638 | \$ 1,305 | \$ 1,522 | \$ 2,705 |
| Restricted | 26,191,375 | 30,249,805 | 32,516,986 | 39,339,956 |
| Assigned | 808,919 | 260,379 | 341,686 | 1,398,640 |
| Unassigned | - | (146,821) | (108,404) | (481,795) |
| Total All Other Governmental Funds | <u>\$ 27,001,932</u> | <u>\$ 30,364,668</u> | <u>\$ 32,751,790</u> | <u>\$ 40,259,506</u> |

| 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|
| \$ 1,936,943 | \$ 3,443,608 | \$ 1,945,637 | \$ 2,163,061 | \$ 552,240 | \$ 911,826 |
| 29,309 | 29,537 | 239,315 | 251,085 | 267,111 | 352,555 |
| - | - | - | - | 436,949 | 758,232 |
| 3,383,003 | 5,053,709 | 7,057,513 | 7,652,385 | 8,242,573 | 5,226,516 |
| 8,209,189 | 6,960,118 | 10,042,953 | 11,640,823 | 13,209,518 | 14,409,997 |
| <u>\$ 13,558,444</u> | <u>\$ 15,486,972</u> | <u>\$ 19,285,418</u> | <u>\$ 21,707,354</u> | <u>\$ 22,708,391</u> | <u>\$ 21,659,126</u> |
| \$ 846 | \$ 4,203 | \$ 8,121 | \$ 301,999 | \$ 1,194,579 | \$ 530,623 |
| 48,279,648 | 54,895,867 | 62,671,163 | 65,243,978 | 90,571,668 | 162,123,132 |
| 1,431,831 | 1,687,784 | 2,318,740 | 2,838,003 | 3,283,217 | 3,925,886 |
| (78,478) | (67,463) | - | - | - | (83,843) |
| <u>\$ 49,633,847</u> | <u>\$ 56,520,391</u> | <u>\$ 64,998,024</u> | <u>\$ 68,383,980</u> | <u>\$ 95,049,464</u> | <u>\$ 166,495,798</u> |

CITY OF ST. CLOUD
Changes in Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

| | 2016 | 2017 | 2018 | 2019 |
|--|---------------------|---------------------|---------------------|---------------------|
| Revenues | | | | |
| Taxes | \$ 16,809,041 | \$ 17,633,468 | \$ 19,355,770 | \$ 20,928,705 |
| Licenses, Permits, and Fees | 6,848,369 | 8,359,304 | 8,356,146 | 11,957,241 |
| Intergovernmental | 5,164,335 | 5,580,674 | 6,538,387 | 7,071,498 |
| Charges for Services | 9,478,806 | 10,230,842 | 10,838,656 | 11,048,764 |
| Fines and Forfeitures | 190,264 | 205,461 | 153,285 | 162,109 |
| Grants | 373,532 | 685,407 | 443,684 | 1,215,078 |
| Investment Income | 385,422 | 317,261 | 615,028 | 1,478,386 |
| Other Revenues | 1,700,547 | 1,596,474 | 851,678 | 1,037,675 |
| Total Revenues | 40,950,316 | 44,608,891 | 47,152,634 | 54,899,456 |
| Expenditures | | | | |
| Current: | | | | |
| General Government | 5,291,917 | 6,120,256 | 5,448,154 | 6,314,706 |
| Public Safety | 19,708,851 | 20,443,363 | 21,308,489 | 24,124,422 |
| Transportation | 1,844,756 | 1,536,532 | 1,880,374 | 2,209,756 |
| Parks and Recreation | 3,245,669 | 3,447,659 | 3,763,598 | 4,050,481 |
| Economic Environment | 550,898 | 422,255 | 451,677 | 638,426 |
| Capital Outlay | 4,190,641 | 6,277,401 | 8,057,599 | 8,936,769 |
| Debt Service: | | | | |
| Principal Retirement | 2,892,145 | 3,055,355 | 2,794,661 | 2,574,751 |
| Interest and Fees | 2,540,894 | 2,452,757 | 2,371,289 | 2,255,245 |
| (Total Expenditures) | (40,265,771) | (43,755,578) | (46,075,841) | (51,104,556) |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | 684,545 | 853,313 | 1,076,793 | 3,794,900 |
| Other Financing Sources (Uses) | | | | |
| Issuance of Debt | 972,490 | - | - | - |
| Leases (as Lessee) | - | - | - | - |
| SBITA | - | - | - | - |
| Payment to Refunded Bond Escrow Agent | - | - | - | - |
| Repayment of Revenue Note | - | - | - | - |
| Transfers in/from Other Funds | 19,916,711 | 28,485,467 | 18,210,264 | 23,228,627 |
| Transfers (out)/(to) Other Funds | (18,592,959) | (22,854,809) | (16,254,777) | (20,365,895) |
| Sale of Capital Assets | - | - | - | - |
| Insurance Recoveries | - | - | - | - |
| Other Financing Sources (Uses) | 2,296,242 | 5,630,658 | 1,955,487 | 2,862,732 |
| Net Change in Fund Balances | \$ 2,980,787 | \$ 6,483,971 | \$ 3,032,280 | \$ 6,657,632 |
| Debt Service as a Percentage of Non-Capital Expenditures | 15.1% | 14.7% | 13.6% | 11.5% |

| | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|----|--------------|---------------|---------------|---------------|---------------|---------------|
| \$ | 21,898,628 | \$ 24,957,243 | \$ 28,919,794 | \$ 33,744,127 | \$ 38,279,618 | \$ 42,489,073 |
| | 11,772,765 | 15,782,303 | 12,312,373 | 11,792,764 | 18,162,365 | 19,527,972 |
| | 5,765,943 | 10,319,004 | 11,888,369 | 12,608,888 | 13,887,922 | 13,183,107 |
| | 11,466,179 | 12,840,722 | 14,713,662 | 19,015,431 | 20,462,066 | 23,856,543 |
| | 105,044 | 186,650 | 430,045 | 189,058 | 194,300 | 430,270 |
| | 1,028,528 | 1,338,040 | 6,404,310 | 4,464,963 | 1,218,578 | 1,112,775 |
| | 1,050,338 | 567,683 | (3,099,322) | 3,364,075 | 7,492,741 | 5,854,012 |
| | 622,539 | 632,747 | 840,546 | 1,152,284 | 1,264,640 | 1,325,968 |
| | 53,709,964 | 66,624,392 | 72,409,777 | 86,331,590 | 100,962,230 | 107,779,720 |
| | 6,047,977 | 7,285,082 | 8,918,810 | 12,100,356 | 14,870,390 | 15,665,313 |
| | 26,107,192 | 27,386,170 | 29,713,548 | 32,555,528 | 37,437,349 | 44,738,193 |
| | 2,342,751 | 3,926,483 | 1,974,019 | 2,787,864 | 2,973,728 | 3,674,807 |
| | 3,918,648 | 4,484,740 | 5,441,360 | 6,859,076 | 7,891,634 | 8,533,060 |
| | 781,430 | 1,088,807 | 1,540,027 | 1,184,012 | 1,048,716 | 973,746 |
| | 4,630,186 | 13,012,081 | 15,184,886 | 24,389,536 | 26,552,284 | 29,099,568 |
| | 2,985,118 | 3,071,028 | 3,083,281 | 2,708,907 | 2,823,856 | 2,923,219 |
| | 1,087,982 | 1,031,719 | 942,951 | 929,223 | 1,015,482 | 2,315,472 |
| | (47,901,284) | (61,286,110) | (66,798,882) | (83,514,502) | (94,613,439) | (107,923,378) |
| | 5,808,680 | 5,338,282 | 5,610,895 | 2,817,088 | 6,348,791 | (143,658) |
| | 35,585,000 | - | 1,147,261 | 1,402,339 | 18,112,000 | 85,889,038 |
| | - | - | - | - | 55,780 | 211,966 |
| | - | - | - | - | 254,003 | - |
| | (35,493,000) | - | - | - | - | - |
| | - | - | - | - | - | (18,112,000) |
| | 24,451,244 | 33,922,724 | 36,511,050 | 56,439,739 | 47,461,580 | 65,238,790 |
| | (21,226,965) | (30,492,093) | (31,052,034) | (54,946,914) | (44,768,072) | (62,928,954) |
| | 464,386 | 27,333 | 32,063 | 58,201 | 153,024 | 128,045 |
| | 244,685 | 18,826 | 26,824 | 37,439 | 49,415 | 113,842 |
| | 4,025,350 | 3,476,790 | 6,665,164 | 2,990,804 | 21,317,730 | 70,540,727 |
| \$ | 9,834,030 | \$ 8,815,072 | \$ 12,276,059 | \$ 5,807,892 | \$ 27,666,521 | \$ 70,397,069 |
| | 9.4% | 8.5% | 7.8% | 6.2% | 5.6% | 6.6% |

CITY OF ST. CLOUD
Sanitation Revenue Indicators
Last Ten Fiscal Years

| | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> |
|-----------------------|---------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|---------------|---------------|
| Annual Tonnage | | | | | | | | | | |
| City | 25,135 | 27,416 | 29,155 | 29,706 | 31,005 | 50,195 | 42,938 | 35,588 | 34,456 | 51,999 |
| Non-City | 71,276 | 74,718 | 80,859 | 78,638 | 73,692 | 63,278 | 54,414 | 46,700 | 37,693 | 33,081 |
| Total | <u>96,411</u> | <u>102,134</u> | <u>110,014</u> | <u>108,344</u> | <u>104,697</u> | <u>113,473</u> | <u>97,352</u> | <u>82,288</u> | <u>72,149</u> | <u>85,080</u> |
| Rates | | | | | | | | | | |
| City | \$ 42 | \$ 42 | \$ 42 | \$ 42 | \$ 42 | \$ 42 | \$ 57 | \$ 57 | \$ 75 | \$ 88 |
| Non-City | 47 | 49 | 49 | 51 | 51 | 51 | 69 | 69 | 75 | 88 |
| Customers | | | | | | | | | | |
| Residential | 16,874 | 17,420 | 18,533 | 19,660 | 20,795 | 22,262 | 22,495 | 25,468 | 37,110 | 29,044 |
| Commercial | 278 | 567 | 309 | 338 | 325 | 386 | 595 | 1,252 | 1,669 | 2,165 |
| Shared Containers | 142 | 143 | 153 | 157 | 159 | 142 | 146 | 186 | 188 | 93 |
| Dumpsters | 326 | 380 | 346 | 404 | 390 | 410 | 437 | 433 | 582 | 595 |
| Rates | | | | | | | | | | |
| Curbside: | | | | | | | | | | |
| Residential | \$18 | \$18 | \$18 | \$18 | \$20 | \$20 | \$20 | \$20 | \$28 | \$33 |
| Commercial | 18 | 18 | 18 | 18 | 20 | 20 | 20 | 20 | 28 | 33 |
| Additional | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Dumpsters | Variable | Variable | Variable | Variable | Variable | Variable | Variable | Variable | Variable | Variable |

CITY OF ST. CLOUD
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years

| Fiscal Year | Real Property | | Personal Property | |
|-------------|------------------|------------------------|-------------------|------------------------|
| | Assessed Value | Estimated Actual Value | Assessed Value | Estimated Actual Value |
| 2016 | \$ 1,402,905,315 | \$ 2,271,106,956 | \$ 69,847,916 | \$ 387,216,147 |
| 2017 | 1,529,793,107 | 2,481,494,926 | 67,108,420 | 384,641,893 |
| 2018 | 1,721,422,794 | 2,756,485,576 | 77,202,223 | 512,965,691 |
| 2019 | 1,973,204,723 | 3,187,568,228 | 72,843,938 | 524,883,070 |
| 2020 | 2,301,699,575 | 3,725,971,390 | 86,429,409 | 540,484,533 |
| 2021 | 2,667,598,669 | 4,241,418,591 | 86,163,840 | 535,780,468 |
| 2022 | 3,034,386,008 | 4,761,587,899 | 81,459,852 | 531,318,698 |
| 2023 | 3,625,122,684 | 6,168,626,978 | 92,278,354 | 594,877,345 |
| 2024 | 4,425,410,509 | 7,728,761,127 | 95,465,816 | 495,260,557 |
| 2025 | 5,137,030,885 | 8,655,323,155 | 104,359,593 | 444,671,966 |

Source: Osceola County Property Appraiser (DR-403V)

Notes: This schedule reflects values corresponding with the fiscal year(s) in which taxes are levied and payable.

Centrally Assessed Property consists of railroad and telegraph systems, which are assessed by the State of Florida. Currently, the City of St. Cloud does not have Centrally Assessed Property.

| Centrally Assessed Property | | Total | | | Percent of Total |
|-----------------------------|------------------------|------------------|-----------------|------------------------|--|
| Assessed Value | Estimated Actual Value | Assessed Value | Direct Tax Rate | Estimated Actual Value | Assessed Value to Total Estimated Actual Value |
| \$ - | \$ - | \$ 1,472,753,231 | 5.1128 | \$ 2,658,323,103 | 55.4% |
| - | - | 1,596,901,527 | 5.1128 | 2,866,136,819 | 55.7% |
| - | - | 1,798,625,017 | 5.1128 | 3,269,451,267 | 55.0% |
| - | - | 2,046,048,661 | 5.1128 | 3,712,451,298 | 55.1% |
| - | - | 2,388,128,984 | 5.1128 | 4,266,455,923 | 56.0% |
| - | - | 2,753,762,509 | 5.1128 | 4,777,199,059 | 57.6% |
| - | - | 3,115,845,860 | 5.1128 | 5,292,906,597 | 58.9% |
| - | - | 3,717,401,038 | 5.1128 | 6,763,504,323 | 55.0% |
| - | - | 4,520,876,325 | 5.1128 | 8,224,021,684 | 55.0% |
| - | - | 5,241,390,478 | 5.1128 | 9,099,995,121 | 57.6% |

CITY OF ST. CLOUD
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per \$1,000 of assessed value)

| <u>City Direct Rates</u> | | | | <u>Overlapping Rates</u> | | |
|--------------------------|-------------------|--|------------------------------|---------------------------|---|---|
| <u>Fiscal Year</u> | <u>Basic Rate</u> | <u>General Obligation Debt Service</u> | <u>Total Direct Rate</u> | <u>Osceola County</u> | <u>Osceola County School District</u> | <u>South Florida Water Management</u> |
| 2025 | 5.1128 | - | 5.1128 | 7.1626 | 5.3430 | 0.2301 |
| 2024 | 5.1128 | - | 5.1128 | 7.1626 | 5.5040 | 0.2301 |
| 2023 | 5.1128 | - | 5.1128 | 7.1626 | 5.5160 | 0.2301 |
| 2022 | 5.1128 | - | 5.1128 | 7.1626 | 5.8970 | 0.2572 |
| 2021 | 5.1128 | - | 5.1128 | 7.1635 | 6.0260 | 0.2675 |
| 2020 | 5.1128 | - | 5.1128 | 7.1858 | 6.2400 | 0.2795 |
| 2019 | 5.1128 | - | 5.1128 | 7.1858 | 6.4110 | 0.2936 |
| 2018 | 5.1128 | - | 5.1128 | 7.1997 | 6.7490 | 0.3100 |
| 2017 | 5.1128 | - | 5.1128 | 7.1928 | 6.9050 | 0.3307 |
| 2016 | 5.1128 | - | 5.1128 | 7.2186 | 7.2610 | 0.3551 |

Source: Osceola County Tax Collector

Note: This schedule reflects rates corresponding with the fiscal year(s) in which taxes are levied and payable.

CITY OF ST. CLOUD
Principal Property Taxpayers
Current Year and Nine Years Ago

| Taxpayer | Fiscal Year 2024/2025 (a) | | | Fiscal Year 2015/2016 (b) | | |
|---|---------------------------|------|--|---------------------------|------|--|
| | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value |
| AMH DEVELOPMENT LLC | \$ 60,573,209 | 1 | 1.16% | | | |
| PROGRESS RESIDENTIAL BORROWER LLC 1 / 2/ 3/ 4 / 5/ 6/ 7/ 9/ 11-21/ 23/ 24/ 25/ HVH | 60,153,385 | 2 | 1.15% | | | |
| IH3 / IH4 / IH5/ IH6 PROPERTY FLORIDA LP | 47,118,904 | 3 | 0.90% | | | |
| PULTE HOME COMPANY LLC | 39,187,985 | 4 | 0.75% | | | |
| PROSE STEVENS POINT VENTURE LP | 34,100,465 | 5 | 0.65% | | | |
| SOLEIL BLU WEST ELEVEN LLC | 32,996,155 | 6 | 0.63% | | | |
| 2013-1 / 2017-1 / 2017-2 / 2018-2 / 2018-3 / 2018-4 / 2019-1 IH BORROWER LP | 22,085,875 | 7 | 0.42% | | | |
| MERITAGE HOMES OF FLORIDA INC | 18,739,006 | 8 | 0.36% | | | |
| UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP | 18,454,622 | 9 | 0.35% | | | |
| WAL-MART EAST LP | 18,335,534 | 10 | 0.35% | \$ 9,303,262 | 5 | 0.63% |
| IH & IH2 BORROWER LP / IH2 - IH3 - IH4 - IH5 - IH6 PROPERTY FLORIDA LP / IH2 PROPERTY TRUST 2 LP | | | | 15,714,220 | 1 | 1.07% |
| OSCEOLA SC LLC/ST CLOUD REGIONAL MEDICAL CENTER | | | | 15,389,474 | 2 | 1.04% |
| D R HORTON INC / DRH ENERGY INC | | | | 13,747,610 | 3 | 0.93% |
| NEPTUNE BAY APARTMENTS LTD | | | | 12,650,345 | 4 | 0.86% |
| CATLANTIC GROUP INC | | | | 8,901,658 | 6 | 0.60% |
| MERCURY MARINE #7 / BRUNSWICK CORP | | | | 8,444,429 | 7 | 0.57% |
| KRG ST CLOUD 13TH LLC | | | | 7,925,600 | 8 | 0.54% |
| EQUITY PRESERVE LLC/ EQUITY OAK RIDGE LLC / EQUITY STEVENS LLC / EQUITY TERRA VISTA LLC | | | | 7,673,421 | 9 | 0.52% |
| KISSIMMEE LEASED HOUSING ASSOCIATES I LP | | | | 7,389,000 | 10 | 0.50% |
| Total Taxable Assessed Value | \$ 351,745,140 | | 6.72% | \$ 107,139,019 | | 7.27% |
| Total Taxable Assessed Value all Other Taxpayers | \$ 4,889,645,338 | | 93.28% | \$ 1,365,614,212 | | 92.73% |
| Total Taxable Assessed Value all Taxpayers | \$ 5,241,390,478 | | 100.00% | \$ 1,472,753,231 | | 100.00% |

(a) Taxes levied in FY2024/2025 are based on the 2024 Tax roll

(b) Taxes levied in FY2015/2016 are based on the 2015 Tax roll

Source: Osceola County Property Appraiser

CITY OF ST. CLOUD
Property Tax Levies and Collections
Last Ten Fiscal Years

| Fiscal Year | Taxes Levied for the Fiscal Year | Collected within the Fiscal Year of the Levy | | Collections in Subsequent Years | Total Collections to Date | |
|-------------|----------------------------------|--|--------------------|---------------------------------|---------------------------|--------------------|
| | | Amount | Percentage of Levy | | Amount | Percentage of Levy |
| 2016 | \$ 7,539,265 | \$ 7,243,253 | 96.07% | \$ 20,393 | \$ 7,263,646 | 96.34% |
| 2017 | 8,161,308 | 7,870,071 | 96.43% | 19,434 | 7,889,505 | 96.67% |
| 2018 | 9,193,298 | 8,907,454 | 96.89% | 42,068 | 8,949,522 | 97.35% |
| 2019 | 10,461,038 | 10,161,389 | 97.14% | 9,060 | 10,170,449 | 97.22% |
| 2020 | 12,210,026 | 11,729,490 | 96.06% | 12,066 | 11,741,556 | 96.16% |
| 2021 | 14,079,437 | 13,559,058 | 96.30% | 17,120 | 13,576,178 | 96.43% |
| 2022 | 15,930,697 | 15,202,610 | 95.43% | 3,437 | 15,206,047 | 95.45% |
| 2023 | 19,006,328 | 18,278,329 | 96.17% | 33,106 | 18,311,435 | 96.34% |
| 2024 | 23,114,336 | 22,216,166 | 96.11% | 60,086 | 22,276,252 | 96.37% |
| 2025 | 26,798,181 | 25,783,895 | 96.22% | 8,599 | 25,792,495 | 96.25% |

Sources: Osceola County Tax Collector
City of St. Cloud Finance Department

CITY OF ST. CLOUD
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

| Fiscal Year | Governmental Type Activities | | | Business-Type Activities | | | Total Primary Government | Percentage of Personal Income | Per Capita |
|-------------|------------------------------|---------------|---------------------------|--------------------------|---------------|---------------------------|--------------------------|-------------------------------|------------|
| | Revenue Bonds | Lease Payable | Subscription Arrangements | Revenue Bonds | Lease Payable | Subscription Arrangements | | | |
| 2016 | \$ 49,356,603 | \$ - | \$ - | \$ 56,498,966 | \$ - | \$ - | \$105,855,569 | 8.03% | \$ 2,462 |
| 2017 | 46,271,334 | - | - | 52,779,183 | - | - | 99,050,517 | 6.84% | 2,197 |
| 2018 | 43,447,700 | - | - | 48,972,187 | - | - | 92,419,887 | 5.96% | 1,987 |
| 2019 | 40,878,973 | - | - | 45,071,371 | - | - | 85,950,344 | 5.09% | 1,795 |
| 2020 | 39,467,868 | - | - | 41,075,091 | - | - | 80,542,959 | 4.04% | 1,582 |
| 2021 | 36,400,758 | - | - | 36,100,507 | - | - | 72,501,265 | 2.84% | 1,230 |
| 2022 | 33,548,837 | 951,363 | - | 31,903,187 | 15,866 | - | 66,419,253 | 2.44% | 1,083 |
| 2023 | 31,834,076 | 711,013 | 2,477,219 | 3,583,849 | 2,032 | 41,673 | 38,649,862 | 1.30% | 623 |
| 2024 | 48,184,794 | 515,917 | 1,919,523 | 3,583,849 | 346 | 31,743 | 54,236,172 | 1.90% | 822 |
| 2025 | 114,164,519 | 378,470 | 1,143,030 | - | - | 215,684 | 115,901,703 | 3.61% | 1,632 |

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

N/A = Not available at time of publication.

CITY OF ST. CLOUD
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

| Fiscal Year ⁽¹⁾ | Limited General Obligation Bonds | Total | Percentage of Actual Taxable Value of Property | Per Capita |
|-------------------------------|--|-------|--|---------------|
| 2025 | | | | |
| 2024 | | | | |
| 2023 | | | | |
| 2022 | | | | |
| 2021 | | | | |
| 2020 | | | | |
| 2019 | | | | |
| 2018 | | | | |
| 2017 | | | | |
| 2016 | | | | |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

⁽¹⁾ There was no general bonded debt in these fiscal years.

CITY OF ST. CLOUD
Direct and Overlapping Governmental Activities Debt
as of September 30, 2025
(Unaudited)

| <u>Governmental Unit</u> | <u>Debt Outstanding</u> | <u>Estimated Overlapping (2)</u> | <u>Estimated Share of Direct and Overlapping Debt (2)</u> |
|---|-------------------------|----------------------------------|---|
| Overlapping Debt | | | |
| School District of Osceola County, Florida | | | |
| Long-Term Debt (1) | | | |
| Self Supporting State Bonds | | | |
| Series 2017ARFD | \$ 151,000 | 10.1691% | \$ 15,355 |
| District Revenue Bonds | | | |
| Sales Tax Revenue Bonds, Series 2023 | 60,000,000 | 10.1691% | 6,101,486 |
| Capital Outlay Sales Tax Revenue Bonds, Series 2017 | 50,350,000 | 10.1691% | 5,120,164 |
| Capital Outlay Sales Tax Revenue Bonds, Series 2020 | 46,475,000 | 10.1691% | 4,726,109 |
| Capital Outlay Sales Tax Revenue Bonds, Series 2025 | 109,185,000 | 10.1691% | 11,103,179 |
| Certificates of Participation | | | |
| Series 2014A | 3,605,000 | 10.1691% | 366,598 |
| Series 2017A | 18,525,000 | 10.1691% | 1,883,834 |
| Series 2023A | 13,845,000 | 10.1691% | 1,407,918 |
| Qualified School Construction Bonds | | | |
| Series 2010A | 40,500,000 | 10.1691% | 4,118,503 |
| Education Benefit Districts | | | |
| Bellalago Benefit District | 6,191,457 | 10.1691% | 629,618 |
| Total Osceola County School District (1) | <u>348,827,457</u> | 10.1691% | <u>35,472,764</u> |
| Osceola County | | | |
| Limited General Obligation Debt | | | |
| Series 2015 | 1,105,000 | 10.1691% | 112,369 |
| Series 2020 | 1,950,000 | 10.1691% | 198,298 |
| Total Osceola County | <u>3,055,000</u> | 10.1691% | <u>310,667</u> |
| Dir Subtotal - Overlapping Debt | 351,882,457 | 10.1691% | 35,783,431 |
| Tot City of St. Cloud | <u>115,686,019</u> | 100.0000% | <u>115,686,019</u> |
| | <u>\$ 467,568,476</u> | | <u>\$ 151,469,450</u> |

Sources: Osceola County Finance Department
Osceola County School Board Finance Department
City of St. Cloud Finance Department

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Cloud, Florida. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying debt of each overlapping government.

(1) Excluding Capital Leases, Installment Purchases, Compensated Absences, and Estimated Insurance Claims Payable.

(2) Allocated on the basis of assessed values used for the purpose of ad valorem taxation.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

One Percent Surcharge Revenue Notes

| Fiscal Year | Gross Revenues | Operating Expenses | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|----------------|--------------------|--|--------------|------------|----------|
| | | | | Principal | Interest | |
| 2016 | \$ 4,438,492 | \$ - | \$ 4,438,492 | \$ 1,648,686 | \$ 289,724 | 2.29 |
| 2017 | 4,661,119 | - | 4,661,119 | 1,710,363 | 225,089 | 2.41 |
| 2018 | 5,135,595 | - | 5,135,595 | 1,421,411 | 173,139 | 3.22 |
| 2019 | 5,419,234 | - | 5,419,234 | 1,143,507 | 114,970 | 4.31 |
| 2020 | 4,649,414 | - | 4,649,414 | 1,177,370 | 80,664 | 3.70 |
| 2021 | 5,505,238 | - | 5,505,238 | 627,757 | 41,918 | 8.22 |
| 2022 | 7,812,591 | - | 7,812,591 | 614,732 | 21,516 | 12.28 |
| 2023 | 8,962,175 | - | 8,962,175 | 146,000 | 82,525 | 39.22 |
| 2024 | 9,517,884 | - | 9,517,884 | 150,000 | 78,816 | 41.60 |
| 2025 | 9,379,315 | - | 9,379,315 | 153,000 | 75,006 | 41.14 |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Gas Tax Revenue Bonds

| Fiscal Year | Gross Revenues | Operating Expenses | Net Revenue Available for Debt Service (1) | Debt Service | | Coverage |
|-------------|----------------|--------------------|--|--------------|-----------|----------|
| | | | | Principal | Interest | |
| 2016 (2) | \$ 1,794,354 | \$ 1,007,362 | \$ 1,794,354 | \$ 213,467 | \$ 66,612 | 6.41 |
| 2017 | 1,817,205 | 1,373,430 | 1,817,205 | 218,928 | 61,151 | 6.49 |
| 2018 | 1,916,167 | 1,634,928 | 1,916,167 | 224,529 | 55,550 | 6.84 |
| 2019 | 2,033,207 | - | 2,033,207 | 230,273 | 49,806 | 7.26 |
| 2020 | 2,127,557 | - | 2,127,557 | 236,165 | 43,914 | 7.60 |
| 2021 | 2,231,556 | - | 2,231,556 | 242,208 | 37,871 | 7.97 |
| 2022 | 2,279,866 | - | 2,279,866 | 248,406 | 31,673 | 8.14 |
| 2023 | 2,380,834 | - | 2,380,834 | 254,762 | 25,317 | 8.50 |
| 2024 | 4,564,721 | - | 4,564,721 | 261,282 | 18,797 | 16.30 |
| 2025 | 5,387,831 | - | 5,387,831 | 267,313 | 12,766 | 19.24 |

(1) Gas tax revenue bonds are paid prior to operating expenses.

(2) Funding source changed to Stormwater revenue in FY2016.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Police Impact Fee Bonds

| Fiscal Year | Gross Revenues | Operating Expenses | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|----------------|--------------------|--|--------------|----------|----------|
| | | | | Principal | Interest | |
| 2016 | | | | | | |
| 2017 | | | | | | |
| 2018 | | | | | | |
| 2019 | | | | | | |
| 2020 | | | | | | |
| 2021 | | | | | | |
| 2022 | | | | | | |
| 2023 | | | | | | |
| 2024 | | | | | | |
| 2025 (1) | \$ 2,080,002 | \$ - | \$ 2,080,002 | \$ - | \$ - | |

(1) This was the year of issuance. Accordingly, no principal payments were scheduled. Further, there was no outstanding debt in the previous nine years that was secured by pledge.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Fire Impact Fee Bonds

| Fiscal Year | Gross Revenues | Operating Expenses | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|----------------|--------------------|--|--------------|----------|----------|
| | | | | Principal | Interest | |
| 2016 | | | | | | |
| 2017 | | | | | | |
| 2018 | | | | | | |
| 2019 | | | | | | |
| 2020 | | | | | | |
| 2021 | | | | | | |
| 2022 | | | | | | |
| 2023 | | | | | | |
| 2024 | | | | | | |
| 2025 (1) | \$ 1,749,332 | \$ - | \$ 1,749,332 | \$ - | \$ - | |

(1) This was the year of issuance. Accordingly, no principal payments were scheduled. Further, there was no outstanding debt in the previous nine years that was secured by pledge.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Traffic/Mobility Impact Fee Bonds

| Fiscal Year | Gross Revenues (1) | Operating Expenses (2) | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|--------------------|------------------------|--|--------------|--------------|----------|
| | | | | Principal | Interest | |
| 2016 | \$ 3,201,916 | \$ - | \$ 3,201,916 | \$ 941,314 | \$ 2,183,235 | 1.02 |
| 2017 (3) | 3,265,589 | - | 3,265,589 | 979,637 | 2,145,583 | 1.04 |
| 2018 | 4,137,457 | - | 4,137,457 | 1,003,589 | 2,120,373 | 1.32 |
| 2019 | 6,610,945 | - | 6,610,945 | 1,051,493 | 2,072,589 | 2.12 |
| 2020 | 6,346,987 | - | 6,346,987 | 1,417,630 | 862,540 | 2.78 |
| 2021 | 8,078,336 | - | 8,078,336 | 1,912,243 | 933,895 | 2.84 |
| 2022 | 4,496,071 | - | 4,496,071 | 1,990,268 | 881,225 | 1.57 |
| 2023 | 5,748,627 | - | 5,748,627 | 1,314,000 | 742,721 | 2.80 |
| 2024 | 9,017,177 | - | 9,017,177 | 1,350,000 | 709,346 | 4.38 |
| 2025 | 9,431,483 | - | 9,431,483 | 1,377,000 | 675,056 | 4.60 |

(1) Total Revenues (including interest)

(2) Total Operating Expenses Exclusive of Depreciation

(3) Mobility fees added in 2017

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Recreation Impact Fee Bonds

| Fiscal Year | Gross Revenues | Operating Expenses | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|----------------|--------------------|--|--------------|----------|----------|
| | | | | Principal | Interest | |
| 2016 | | | | | | |
| 2017 | | | | | | |
| 2018 | | | | | | |
| 2019 | | | | | | |
| 2020 | | | | | | |
| 2021 | | | | | | |
| 2022 | | | | | | |
| 2023 | | | | | | |
| 2024 | | | | | | |
| 2025 (1) | \$ 8,727,155 | \$ - | \$ 8,727,155 | \$ - | (1) \$ - | |

(1) This was the year of issuance. Accordingly, no principal payments were scheduled. Further, there was not any debt outstanding in the previous nine years that was secured by pledge revenue.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Business-Type Activities

Water Utility Revenue Bonds

| Fiscal Year | Gross Revenues (1) | Operating Expenses (2) | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|--------------------|------------------------|--|--------------|------------|----------|
| | | | | Principal | Interest | |
| 2016 | \$ 12,777,184 | \$ 6,141,334 | \$ 6,635,850 | \$ 1,927,661 | \$ 814,893 | 2.42 |
| 2017 | 14,614,213 | 6,660,795 | 7,953,418 | 1,979,350 | 764,876 | 2.90 |
| 2018 | 14,764,541 | 7,156,715 | 7,607,826 | 2,026,755 | 716,363 | 2.77 |
| 2019 | 16,111,439 | 8,266,460 | 7,844,979 | 2,079,895 | 664,492 | 2.86 |
| 2020 | 16,475,456 | 8,867,131 | 7,608,325 | 2,133,789 | 609,507 | 2.77 |
| 2021 | 18,131,225 | 9,061,952 | 9,069,273 | 2,188,458 | 553,069 | 3.31 |
| 2022 | 17,105,011 | 12,052,419 | 5,052,592 | 2,243,922 | 495,181 | 1.84 |
| 2023 (3) | - | - | - | - | - | - |
| 2024 (3) | - | - | - | - | - | - |
| 2025 (3) | - | - | - | - | - | - |

- (1) Total operating revenues (including interest) as of FY 2010.
(in prior years pledged revenue included other non-operating income)
Impact fee revenue included does not exceed debt service on eligible portion of loan(s).
- (2) Total operating expenses exclusive of depreciation.
- (3) Pursuant to the Interlocal Agreement with Tohopekaliga Water Authority (TOHO), dated February 10, 2022, all debt related to the City's utility system was refunded by TOHO, effective October 1, 2022.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Business-Type Activities

Sewer Utility Revenue Bonds

| Fiscal Year | Gross Revenues (1) | Operating Expenses (2) | Net Revenue Available for Debt Service | Debt Service | | Coverage |
|-------------|--------------------|------------------------|--|--------------|------------|----------|
| | | | | Principal | Interest | |
| 2016 | \$ 12,638,003 | \$ 5,099,130 | \$ 7,538,873 | \$ 1,802,180 | \$ 564,647 | 3.19 |
| 2017 | 13,440,582 | 5,376,924 | 8,063,658 | 1,740,432 | 522,654 | 3.56 |
| 2018 | 13,321,254 | 5,418,713 | 7,902,541 | 1,780,242 | 486,691 | 3.49 |
| 2019 | 14,574,125 | 5,823,048 | 8,751,077 | 1,820,920 | 446,575 | 3.86 |
| 2020 | 15,886,510 | 6,603,896 | 9,282,614 | 1,862,491 | 402,913 | 4.10 |
| 2021 | 17,076,231 | 6,526,400 | 10,549,831 | 1,909,976 | 358,145 | 4.65 |
| 2022 | 16,146,722 | 9,182,592 | 6,964,130 | 1,953,397 | 312,309 | 3.07 |
| 2023 (3) | - | - | - | - | - | - |
| 2024 (3) | - | - | - | - | - | - |
| 2025 (3) | - | - | - | - | - | - |

- (1) Total operating revenues (including interest) as of FY 2010.
(in prior years pledged revenue included other non-operating income)
Impact fee revenue included does not exceed debt service on eligible portion of loan(s).
- (2) Total operating expenses exclusive of depreciation.
- (3) Pursuant to the Interlocal Agreement with Tohopekaliga Water Authority (TOHO), dated February 10, 2022, all debt related to the City's utility system was refunded by TOHO, effective October 1, 2022.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Demographic and Economic Statistics
Last Ten Calendar Years

| Year | CITY OF ST. CLOUD | | OSCEOLA COUNTY | | | |
|------|-------------------|------------------------------------|--------------------------------|----------------|-----------------------|-----------------------|
| | Population (1) | Personal Income (in thousands) (2) | Per Capita Personal Income (2) | Median Age (3) | School Enrollment (4) | Unemployment Rate (5) |
| 2016 | 42,998 | \$ 1,318,534 | \$ 30,665 | 36.5 | 62,648 | 4.8% |
| 2017 | 45,094 | 1,447,337 | 32,096 | 35.7 | 67,796 | 3.6% |
| 2018 | 46,519 | 1,551,223 | 33,346 | 35.7 | 71,901 | 3.3% |
| 2019 | 47,874 | 1,687,941 | 35,258 | 36.7 | 69,332 | 3.0% |
| 2020 | 50,897 | 1,995,671 | 39,210 | 36.0 | 68,519 | 13.3% |
| 2021 | 58,964 | 2,556,325 | 43,354 | 36.0 | 74,769 | 5.4% |
| 2022 | 61,331 | 2,719,662 | 44,344 | 37.0 | 79,043 | 3.2% |
| 2023 | 61,997 | 2,964,945 | 47,824 | 37.1 | 79,134 | 3.6% |
| 2024 | 65,974 | 2,857,532 | 43,313 | 37.3 | 73,780 | 3.9% |
| 2025 | 71,018 | 3,213,991 | 45,256 | 35.0 | 72,400 | 4.4% |

Sources: Beginning in FY2025

<https://data.census.gov/>

FY2024 and earlier

(1) <https://www.bebr.ufl.edu/population/population-data-archive>

(2) <https://apps.bea.gov/regional/bearfacts>

Estimated - Personal Income for St. Cloud estimated by multiplying Osceola Co. per capita by City

(3) <https://business.orlando.org/1/data-downloads>

(4) <https://www.osceolaschools.net>

(5) <https://properties.orlando.org>

CITY OF ST. CLOUD
Principal Employers
Osceola County, Florida
Current Year and Nine Years Ago

| Employer | 2025 | | | 2016 | | |
|---|-------------------------------|------|---------------------------------------|------------------------------|------|---------------------------------------|
| | Employees | Rank | Percentage of Total County Employment | Employees | Rank | Percentage of Total County Employment |
| School District of Osceola County | 8,135 | 1 | 6.91% | 6,000 | 1 | 7.28% |
| Wal-Mart Stores, Inc. | 3,800 | 2 | 3.23% | 2,730 | 3 | 3.31% |
| Advent Health System | 3,580 | 3 | 3.04% | | | |
| Walt Disney Company - Osceola County Offices | 3,565 | 4 | 3.03% | 3,700 | 2 | 4.49% |
| Publix Supermarkets | 2,215 | 5 | 1.88% | 1,350 | 7 | 1.64% |
| HCA Healthcare (Osceola Regional Medical Center) | 2,000 | 6 | 1.70% | 1,357 | 6 | 1.65% |
| Gaylord Palms Resort & Convention Center | 1,600 | 7 | 1.36% | 1,445 | 4 | 1.75% |
| McLane/Suncoast, Inc. | 1,559 | 8 | 1.32% | 900 | 9 | 1.09% |
| Osceola County Government | 1,479 | 9 | 1.26% | 1,407 | 5 | 1.71% |
| Darden Restaurants | 1,008 | 10 | 0.86% | | | |
| Omni Orlando Resort at Champions Gate | | | | 750 | 10 | 0.91% |
| Florida Hospital Celebration | | | | 1,300 | 8 | 1.58% |
| Total Largest Employers | <u>28,941</u> ⁽¹⁾ | | <u>24.59%</u> | <u>20,939</u> | | <u>25.41%</u> |
| Total All Other Employers | <u>88,845</u> | | | <u>61,535</u> | | |
| Total Employment | <u>117,786</u> ⁽²⁾ | | | <u>82,474</u> ⁽⁴⁾ | | |

- Sources:** ⁽¹⁾ Orlando Business Journal, 2/27/2025
⁽²⁾ Florida Commerce - Bureau of Workforce Statistics and Economic Research (WSER), 2025
⁽³⁾ Florida Department of Economic Opportunity (DEO), Local Area Unemployment Statistics (LAUS)
⁽⁴⁾ Osceola County ACFR - Fiscal Year 2016

CITY OF ST. CLOUD
Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

| Function/Program | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| General Government | | | | | | | | | | |
| Council Members | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 | 2.50 |
| City Clerk | 6.50 | 6.00 | 6.00 | 7.50 | 8.00 | 6.00 | 6.00 | 6.50 | 6.50 | 6.50 |
| City Manager | 4.00 | 9.00 | 10.00 | 12.50 | 16.50 | 20.00 | 21.00 | 25.00 | 27.00 | 28.50 |
| Human Resources | 6.00 | 7.00 | 7.00 | 7.00 | 8.00 | 8.00 | 9.00 | 9.00 | 9.00 | 10.00 |
| Information Technology | 13.00 | 12.00 | 13.00 | 13.00 | 10.00 | 10.50 | 12.50 | 14.50 | 14.50 | 14.50 |
| Finance & Accounting | 34.50 | 18.00 | 19.50 | 18.00 | 19.00 | 21.00 | 16.00 | 16.00 | 15.00 | 15.00 |
| Building & Permitting | 21.00 | 22.00 | 25.00 | 30.00 | 34.00 | 36.00 | 28.00 | 33.00 | 33.00 | 27.00 |
| Planning & Zoning | 8.00 | 8.00 | 10.00 | 19.00 | 16.00 | 20.00 | 21.00 | 18.00 | 18.00 | 25.50 |
| Public Safety | | | | | | | | | | |
| Police | | | | | | | | | | |
| Sworn Officers | 83.50 | 83.50 | 87.50 | 98.50 | 100.50 | 105.50 | 105.50 | 109.50 | 111.50 | 121.50 |
| Civilians | 55.50 | 63.50 | 62.50 | 64.50 | 65.50 | 67.50 | 64.50 | 65.50 | 66.50 | 74.50 |
| Fire | | | | | | | | | | |
| Fire Control | 48.00 | 48.00 | 46.00 | 50.00 | 58.00 | 59.00 | 59.00 | 60.00 | 60.00 | 76.00 |
| Fire Inspection | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 2.00 | 2.00 | 3.00 |
| Emergency Services | 20.00 | 20.00 | 24.00 | 24.00 | 19.00 | 26.00 | 26.00 | 30.00 | 30.00 | 27.00 |
| Public Works | | | | | | | | | | |
| Engineering | 7.00 | 7.00 | 5.00 | 5.00 | 6.00 | 9.00 | 9.00 | 8.00 | 8.00 | 9.00 |
| Street Maintenance | 16.00 | 15.00 | 15.00 | 16.00 | 18.00 | 18.00 | 18.00 | 23.00 | 23.00 | 26.00 |
| Building Maintenance | - | - | - | - | - | - | 16.00 | 18.00 | 18.00 | 18.00 |
| Fleet Maintenance | 7.00 | 7.00 | 7.00 | 8.00 | 7.00 | 7.00 | 9.00 | 10.00 | 10.00 | 10.00 |
| Traffic Control | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 4.00 | 4.00 | 5.00 |
| Turf & Landscape | 17.50 | 9.50 | 13.50 | 13.50 | 14.00 | 13.00 | 13.00 | 14.00 | 14.00 | 20.00 |
| Parks & Recreation | 71.50 | 72.50 | 72.50 | 78.50 | 75.00 | 76.50 | 79.50 | 79.00 | 79.00 | 74.00 |
| Water | 77.00 | 90.00 | 90.00 | 95.00 | 92.50 | 97.00 | 104.00 | - | - | - |
| Sewer | 12.00 | 12.00 | 12.00 | 13.00 | 13.00 | 14.00 | 14.00 | - | - | - |
| Sanitation | 35.00 | 37.00 | 37.00 | 37.00 | 37.00 | 39.00 | 40.00 | 44.00 | 47.00 | 46.00 |
| Total | 552.50 | 556.50 | 572.00 | 619.50 | 626.50 | 662.50 | 680.50 | 591.50 | 598.50 | 639.50 |

Source: City of St. Cloud Annual Budget
Funded Full Time Equivalents

CITY OF ST. CLOUD
Operating Indicators by Function/Program
Last Ten Fiscal Years

| Function/Program | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|--------|---------|---------|---------|--------|--------|---------|---------|--------|---------|
| General Government: | | | | | | | | | | |
| Building Permits Issued | 3,195 | 3,825 | 5,782 | 4,944 | 4,403 | 5,813 | 5,697 | 5,584 | 5,832 | 6,812 |
| Building Inspections Conducted | 3,219 | 11,848 | 16,309 | 35,055 | 24,584 | 24,650 | 32,895 | 33,202 | 30,184 | 29,510 |
| Police: | | | | | | | | | | |
| Physical Arrests | 1,188 | 1,435 | 1,109 | 1,102 | 950 | 783 | 1,058 | 1,339 | 1,309 | 1,169 |
| Citations | 3,519 | 3,170 | 5,260 | 5,983 | 5,864 | 4,807 | 5,993 | 2,600 | 6,462 | 5,361 |
| Calls for Service | 83,109 | 85,186 | 90,667 | 95,432 | 92,906 | 96,854 | 100,714 | 101,487 | 93,022 | 95,308 |
| Fire: | | | | | | | | | | |
| EMS Responses | 4,239 | 4,524 | 4,700 | 4,920 | 5,160 | 6,063 | 6,260 | 6,194 | 5,945 | 6,419 |
| Calls for Service (Non-Fire/EMS) | 1,404 | 1,624 | 1,723 | 1,651 | 1,876 | 2,283 | 2,239 | 2,339 | 2,375 | 2,227 |
| Fires Emergencies | 84 | 117 | 103 | 92 | 101 | 131 | 119 | 117 | 84 | 139 |
| Inspections | 1,235 | 1,061 | 1,355 | 1,327 | 1,380 | 1,960 | 1,965 | 1,795 | 2,433 | 2,128 |
| Refuse Collection: | | | | | | | | | | |
| Refuse Collected (Tons per Year) | 33,153 | 35,460 | 37,143 | 38,366 | 41,170 | 43,800 | 46,647 | 35,295 | 50,868 | 51,232 |
| Refuse - Transfer Station (Tons per Year) | 98,172 | 103,305 | 112,909 | 129,101 | 94,853 | 91,434 | 92,141 | 86,190 | 85,158 | 100,904 |
| Other Public Works: | | | | | | | | | | |
| Street Resurfacing (Miles) | 3 | - | 3 | 4 | 1 | 8 | 7 | 7.8 | - | 5.1 |
| Potholes Repaired (Yards) | 5,317 | 4,100 | 3,600 | 3,376 | 2,448 | 1,340 | 855 | 907 | 530 | 624 |
| Parks & Recreation: | | | | | | | | | | |
| Camp Registrations | 5,799 | 4,661 | 5,281 | 3,844 | 589 | 2,451 | 2,332 | 3,134 | 3,155 | 2,658 |
| Pool Memberships | 182 | 755 | 448 | 774 | 318 | 899 | 1,181 | 1,280 | 1,343 | 1,187 |
| Private Use Rentals | 315 | 427 | 496 | 650 | 437 | 866 | 769 | 795 | 818 | 845 |
| Boat Basin Rentals | 200 | 552 | 546 | 509 | 527 | 486 | 269 | 361 | 76 | 92 |
| Potable Water: | | | | | | | | | | |
| Total Average Connections/Customers | 24,255 | 25,602 | 26,978 | 28,020 | 30,573 | 33,167 | 33,165 | - | - | - |
| Average Annual Daily Consumption (MGD) | 5 | 6 | 6 | 6 | 6 | 6 | 7 | - | - | - |
| Wastewater: | | | | | | | | | | |
| Total Connections | 17,437 | 18,512 | 19,772 | 20,619 | 23,176 | 24,254 | 27,499 | - | - | - |
| Average Annual Daily Sewage Treatment (MGD) | 5 | 5 | 5 | 5 | 5 | 5 | 5 | - | - | - |
| Reuse Water: | | | | | | | | | | |
| Total Connections | 5,191 | 5,567 | 6,726 | 7,204 | 8,857 | 9,401 | 10,975 | - | - | - |

Note:

Non-Fire/EMS calls for service estimated in FY2015.
Beginning in FY2023, Water & Sewer Utility managed and operated by TOHO Water Authority.
Beginning in FY2024, boat basin rentals are renewed annually, as opposed to quarterly in prior years.

Source: Various City of St. Cloud Departments

CITY OF ST. CLOUD
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

| Function/Program | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Police: | | | | | | | | | | |
| Stations (Square Footage) | 28,638.0 | 28,638.0 | 28,638.0 | 28,638.0 | 28,638.0 | 28,638.0 | 28,638.0 | 28,638.0 | 30,318.0 | 32,418.0 |
| Training Facilities (Square Footage) | 3,686.0 | 3,686.0 | 3,686.0 | 3,686.0 | 3,689.0 | 3,689.0 | 3,689.0 | 3,689.0 | 3,689.0 | 3,689.0 |
| Marked Vehicles | 61.0 | 69.0 | 73.0 | 92.0 | 88.0 | 92.0 | 100.0 | 94.0 | 108.0 | 111.0 |
| Unmarked Vehicles | 32.0 | 36.0 | 38.0 | 35.0 | 43.0 | 37.0 | 44.0 | 36.0 | 37.0 | 39.0 |
| Special Operation Vehicles | 16.0 | 19.0 | 22.0 | 24.0 | 26.0 | 30.0 | 33.0 | 35.0 | 35.0 | 36.0 |
| Fire: | | | | | | | | | | |
| Stations | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 4.0 | 4.0 |
| Fire Trucks/Engines | 5.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 7.0 | 8.0 | 8.0 |
| Fire Rescue Vehicles (Ambulances) | 5.0 | 7.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 8.0 | 10.0 | 10.0 |
| Public Relations Vehicles | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Refuse Collection: | | | | | | | | | | |
| Collection Trucks | 26.0 | 30.0 | 27.0 | 33.0 | 28.0 | 34.0 | 34.0 | 30.0 | 31.0 | 35.0 |
| Public Works: | | | | | | | | | | |
| Storm Sewers (Miles) | 145.8 | 153.0 | 200.0 | 156.8 | 345.0 | 347.7 | 356.7 | 360.7 | 370.7 | 375.2 |
| Paved Miles | 175.4 | 161.3 | 200.0 | 190.4 | 195.8 | 198.8 | 209.7 | 214.0 | 225.1 | 229.7 |
| Unpaved Miles | - | 1.2 | 1.2 | 1.2 | 10 | 10 | 10 | 10 | 10 | 10 |
| Parks and Recreation: | | | | | | | | | | |
| Parks | 15.0 | 16.0 | 17.0 | 18.0 | 19.0 | 19.0 | 19.0 | 19.0 | 19.0 | 20.0 |
| Park Acreage | 291.4 | 419.4 | 420.4 | 421.4 | 640.4 | 640.4 | 640.4 | 640.4 | 642.4 | 646.3 |
| Boat Slips | 143.0 | 143.0 | 143.0 | 143.0 | 143.0 | 143.0 | 143.0 | 143.0 | 143.0 | 143.0 |
| Playgrounds | 11.0 | 13.0 | 13.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 15.0 |
| Baseball Fields | 13.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 14.0 | 16.0 |
| Soccer Fields | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| Community Centers | 5.0 | 5.0 | 5.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Urban Agricultural Area | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Water: | | | | | | | | | | |
| Water Mains (Miles) | 301.4 | 317.7 | 331.1 | 346.6 | 355.4 | 355.4 | 464.0 | - | - | - |
| Fire Hydrants | 2,279.0 | 2,450.0 | 2,594.0 | 2,738.0 | 2,867.0 | 2,889.0 | 3,279.0 | - | - | - |
| Storage Capacity (Millions of Gallons) | 5.2 | 5.2 | 5.2 | 5.2 | 5.2 | 5.2 | 5.2 | - | - | - |
| Treatment Capacity (Millions of Gallons) | 15.8 | 15.8 | 15.8 | 15.8 | 15.8 | 15.8 | 15.8 | - | - | - |
| Wastewater: | | | | | | | | | | |
| Sanitary Sewers (Miles) | 257.9 | 271.2 | 285.3 | 300.2 | 306.4 | 306.4 | 339.0 | - | - | - |
| Treatment Capacity (Millions of Gallons) | 6.0 | 6.0 | 6.0 | 7.6 | 7.6 | 7.6 | 7.6 | - | - | - |

Note: Beginning in FY2020, roadways are tracked by lane mile.
Beginning in FY2023, Water & Sewer Utility managed and operated by TOHO Water Authority.

Source: Various City of St. Cloud Departments

CITY OF ST. CLOUD
Commercial Construction Value
and Residential Construction Value
Last Ten Fiscal Years

| <u>Fiscal Year</u> | <u>Commercial Construction Value</u> | <u>Residential Construction</u> | |
|--------------------|--------------------------------------|---------------------------------|----------------|
| | | <u>Number of Units</u> | <u>Value</u> |
| 2016 | \$ 16,804,745 | 711 | \$ 107,927,290 |
| 2017 | 11,365,658 | 725 | 153,843,105 |
| 2018 | 22,245,440 | 873 | 275,086,866 |
| 2019 | 26,416,791 | 1,250 | 401,866,036 |
| 2020 | 21,040,323 | 1,050 | 338,950,606 |
| 2021 | 50,524,599 | 1,207 | 462,242,949 |
| 2022 | 58,899,214 | 1,145 | 426,128,781 |
| 2023 | 36,918,117 | 1,006 | 429,765,408 |
| 2024 | 81,291,793 | 1,338 | 648,970,859 |
| 2025 | 35,942,022 | 1,588 | 766,464,925 |

Source: City of St. Cloud Building Department

CITY OF ST. CLOUD
Tourist Statistical Data for Osceola County
Estimated Number of Overnight Visitors and Mode of Transportation
Last Ten Years

| Year (1) | Room Nights | Occupancy | Total Economic Impact | Total Visitors | % Change |
|---------------------|------------------------|------------------|--------------------------------------|---------------------------|---------------------|
| 2016 ⁽²⁾ | 7,149,000 | 73.20% | \$ 5,431,139,000 | 7,460,000 | 22.30% |
| 2017 ⁽²⁾ | 7,545,000 | 75.60% | \$ 5,934,129,000 | 7,901,000 | 5.91% |
| 2018 ⁽³⁾ | 10,216,000 | 62.20% | \$ 6,000,000,000 | 8,600,000 | 8.85% |
| 2019 | 10,446,000 | 63.60% | \$ 5,300,000,000 | 9,200,000 | 6.98% |
| 2020 | 6,500,000 | 45.70% | \$ 5,000,000,000 | 6,000,000 | -34.78% |
| 2021 | 7,678,000 | 50.08% | \$ 5,500,000,000 | 9,587,000 | 59.78% |
| 2022 ⁽⁴⁾ | 10,982,000 | 63.59% | \$ 9,800,000,000 | 10,843,000 | 13.10% |
| 2023 | 10,950,000 | 64.78% | \$ 10,900,000,000 | 10,900,000 | 0.53% |
| 2024 | 10,854,000 | 62.51% | \$ 10,217,600,000 | 10,389,000 | -4.69% |
| 2025 | 11,552,000 | 64.26% | \$ 10,800,000,000 | 10,524,000 | 1.30% |

- Notes:**
- ⁽¹⁾ Data is on a calendar year basis
 - ⁽²⁾ This data consists of 11 calendar months
 - ⁽³⁾ After 2018 data is calculated on calendar year
 - ⁽⁴⁾ After 2022 data is calculated on fiscal year basis, except for the Tourism Economics regional study that estimates the total economic impact on a calendar year

Source: Experience Kissimmee

**CITY OF ST. CLOUD
Insurance Coverage
September 30, 2025**

| <u>Types of Coverage</u> | <u>Coverages and Limits</u> | <u>Deductibles</u> |
|---|---|---|
| A. General Liability Insurance | No Aggregate | |
| 1 Bodily Injury and Property Damage Limit | 1,000,000 Per Occurrence | \$ - |
| 2 Personal Injury and Advertising Injury Limit | Included Per Person or Organization | \$ - |
| 3 Products & Completed Operations | Included | \$ - |
| 4 Employee Benefits Liability, per person | 1,000,000 Per Occurrence | \$ - |
| 5 Fire Damage Limit | Included | \$ - |
| 6 Deadly Weapon Protection (Claims Made) | 1,000,000 Per Occurrence | \$ - |
| 7 Law Enforcement Liability | 1,000,000 Per Person/Occurrence/Aggregate | \$ 25,000 |
| 8 Cyber Liability Insurance | 2,000,000 | \$ 25,000 |
| B. Property | | |
| 1 Building and Contents Limit, per schedule | 67,846,942 | \$ 25,000 w/ 5% for Named Storm, at a minimum of \$35,000.00 |
| a. Flood (Excess of NFIP where available) | 1,000,000 Per Occurrence/Aggregate | \$ 25,000 |
| b. Earth Movement (Earthquake) | 1,000,000 | \$ 25,000 |
| c. Boiler & Machinery | 67,846,942 | \$ 25,000 |
| 2 Inland Marine | 5,437,320 | |
| a. Unscheduled Blanket Inland Marine | 1,701,795 | \$ 10,000 |
| b. Scheduled Inland Marine | Included | \$ 10,000 |
| c. Contractor's Mobile Equipment | 2,952,136 | \$ 10,000 |
| c. Contractor's Mobile Equipment | 25,099 | \$ 1,000 |
| d. Electronic Data Processing Equipment | 500,000 | \$ 10,000 |
| e. Emergency Services Portable Equipment | Included | \$ 10,000 |
| f. Fine Arts | Included | \$ 10,000 |
| g. Rented, Borrowed, Leased Equipment | 200,000 | \$ 10,000 |
| h. Valuable Papers | Included | \$ 10,000 |
| i. Watercraft | 13,490 | \$ 5,000 10,000 for Named Storm |
| j. Other Inland Marine | 44,800 | \$ 10,000 |
| C. Automobile | | |
| 1 Physical Damage Comprehensive/Collision Coverage | 500,000 | \$ 5,000 |
| 2 Automobile Liability | 1,000,000 | \$ 5,000 |
| 3 Personal Injury Protection | Statutory | \$ - |
| D. Public Officials | | |
| 1 Employment Practices Liability | 1,000,000 Per Claim/Aggregate | \$ 25,000 |
| 2 Professional Liability | 1,000,000 Per Claim/Aggregate | \$ 25,000 |
| E. Crime - 3-Year Policy Term, Annual Installments | | |
| 1 Employee Dishonesty | 1,000,000 Per Loss | \$ 10,000 |
| 2 On Premises/In Transit | 50,000 Per Loss | \$ 5,000 |
| 3 Forgery or Alteration | 250,000 Per Loss | \$ 5,000 |
| 4 Computer Fraud | 1,000,000 Per Loss | \$ 10,000 |
| 5 Funds Transfer | 1,000,000 Per Loss | \$ 10,000 |
| 6 Claim Expense | 5,000 | \$ - |
| F. Environmental (Pollution) - 3-Year Policy Term | | |
| 1 Above Ground Storage Tanks, per schedule | \$1,000,000/\$3,000,000 Per occurrence/Aggregate | \$ 25,000 |
| G. Workers' Compensation | | |
| 1 Compensation Benefits | Statutory City is self-insured up to \$500,000 per occurrence | |
| 2 Employers Liability: | Excess coverage for losses over \$ 500,000, per occurrence | |
| a. Each Accident | 1,000,000 | \$ - |
| b. Disease - Policy Limit | 1,000,000 | \$ - |
| c. Disease - Each Employee | 1,000,000 | \$ - |
| H. Fiduciary Funds - 3-Year Policy Term, Annual Installments | | |
| PO/FF Travelers Casualty and Surety Company of America | 1,000,000 | \$ - |
| GE Travelers Casualty and Surety Company of America | 1,000,000 | \$ - |
| I. Cancer Fund Fire Fighter Insurance | | |
| First Diagnosis - Class 1 | 25,000 | \$ - |
| Cancer Death | 75,000 | \$ - |
| First Diagnosis - Class 2 | 25,000 | \$ - |
| First Diagnosis - Class 3 | 25,000 | \$ - |

**CITY OF ST. CLOUD
Insurance Coverage
September 30, 2025**

| <u>Types of Coverage</u> | <u>Coverages and Limits</u> | <u>Deductibles</u> |
|---|---|--------------------------------|
| J. Group Health | | |
| 1 PPO Coverage - Preferred Plan | Office Co-pay | \$ 30 |
| | Specialist Co-pay | \$ 40 |
| | Hospital | Ded + Coins |
| | Rx - Tier 1 | \$ 10 |
| | Rx - Tier 2 | \$ 30 |
| | Rx - Tier 3 | \$ 50 |
| | Emer. Room | \$ 300 |
| | Co-Ins. | 80/20 |
| | Max. out of Pocket | \$ 4,000 Individual |
| | | \$ 8,000 Family |
| | Deductible | \$ 1,250 Individual |
| | | \$ 2,500 Family |
| 2 PPO Coverage - Standard Plan | Office Co-pay | \$ 30 |
| | Specialist Co-pay | \$ 50 |
| | Hospital | Ded + Coins |
| | Rx - Tier 1 | \$ 10 |
| | Rx - Tier 2 | \$ 30 |
| | Rx - Tier 3 | \$ 50 |
| | Emer. Room | \$ 300 |
| | Co-Ins. | 80/20 |
| | Max. out of Pocket | \$ 5,000 Individual |
| | | \$ 10,000 Family |
| | Deductible | \$ 1,750 Individual |
| | | \$ 3,500 Family |
| K. Group Life and Accidental Death and Dismemberment Insurance | | |
| | 1 times annual earnings rounded to the next higher multiple of \$1,000 Maximum amount of \$150,000 AD&D an amount equal to life insurance | |
| L. Accidental Death and Dismemberment <i>(Statutory Death Benefit Coverages for Police Officers and Firefighters)</i> | | |
| | <ul style="list-style-type: none"> • Line of Duty Coverage Principal Sum: \$75,000.00 • Fresh Pursuit Coverage Principal Sum: \$150,000.00 • Unlawful & Intentional Coverage Principal Sum: \$225,000 | |
| M. Employee Long-Term Disability | | |
| | 66-2/3 of the first \$7,500 of predisability earnings, subject to income which will reduce disability section Maximum Benefit Period: later of normal retirement age Maximum: \$5,000; Minimum: \$100 Partial disability included | |
| N. Group Dental Insurance | | |
| Low Plan | Preventative Procedures | 100/0 |
| | Basic Procedures Co-Ins. | 80/20 |
| | Major Procedures Co-Ins. | 50/50 |
| | Orthodontia Co-Ins. | 50/50 |
| | Year Deductible (In Network) | Individual \$0 / Family \$0 |
| | Year Deductible (Out of Network) | Individual \$50 / Family \$150 |
| | Annual Max | \$ 1,000 |
| | Lifetime Max Ortho | \$ 1,000 |
| High Plan | Preventative Procedures | 100/0 |
| | Basic Procedures Co-Ins. | 100/0 |
| | Major Procedures Co-Ins. | 60/40 |
| | Orthodontia Co-Ins. | 50/50 |
| | Year Deductible (In Network) | Individual \$0 / Family \$0 |
| | Year Deductible (Out of Network) | Individual \$50 / Family \$150 |
| | Annual Max | \$ 1,500 |
| | Lifetime Max Ortho | \$ 2,000 |
| O. Fiduciary Liability | | |
| Police Officers & Firefighters | 1,000,000 | |
| General Employees | 1,000,000 | |

CITY OF ST. CLOUD
Miscellaneous Statistical Data
September 30, 2025

CITY OF ST. CLOUD, FLORIDA

(UNAUDITED)

Date of Incorporation

March 4, 1911

Original Charter Adopted

September 12, 1967

Present Charter Adopted

January 27, 1994

Re-published on February 11, 2010

Most Recent Referendum

March 17, 2009

Form of Government

Council - Manager

Terms of Office

Mayor/Councilman and Four Councilmen - Staggered Four-year Terms

Boundary Areas

Municipality - 35.60 Square Miles

Electric Service Area - 150 Square Miles

COMPLIANCE SECTION

Additional elements of the report prepared
in accordance with the provisions of the
Uniform Guidance and the Rules of the Auditor
General of the State of Florida

COMPLIANCE SECTION

CITY OF ST. CLOUD, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

| | Assistance Listing Number | Grant/Contract Number | Expenditures | Federal Amount Provided to Subrecipients |
|---|---------------------------------|--------------------------|---------------------|---|
| Federal Awards | | | | |
| U.S. Department of Housing and Urban Development | | | | |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-20-MC-12-0067 | \$ 17,596 | \$ 17,596 |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-22-MC-12-00067 | 142,682 | 142,682 |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-23-MC-12-00067 | 114,987 | 114,987 |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-24-MC-12-00067 | 167,349 | 44,210 |
| Total U.S. Department of Housing and Urban Development | | | <u>442,614</u> | <u>319,475</u> |
| U.S. Department of Justice | | | | |
| Bulletproof Vest Partnership Program | 16.607 | 1121-0235 | 17,608 | - |
| Equitable Sharing Program | 16.922 | FL0490100 | 18,776 | - |
| Public Safety Partnership and Community Policing Grants | 16.710 | 15JCOPS-23-GG-04802-UHPX | 368,279 | - |
| <i>Passed Through Florida Department of Law Enforcement:</i> | | | | |
| Edward Byrne Memorial Justice Assistance Grant Program | 16.738 | 6N240 | 25,999 | - |
| Edward Byrne Memorial Justice Assistance Grant Program | 16.738 | 3X114 | 249,339 | - |
| Edward Byrne Memorial Justice Assistance Grant Program | 16.738 | 5PBJA-23-GG-02972-MUMU | 7,204 | - |
| | | | <u>282,542</u> | <u>-</u> |
| Total U.S. Department of Justice | | | <u>687,205</u> | <u>-</u> |
| U.S. Department of Homeland Security | | | | |
| Assistance to Firefighters Grant | 97.044 | DHS-22-GPD-044-00-98 | 37,272 | - |
| Disaster Grants - Public Assistance (Presidentially Declared Disaster) | 97.036 | FEMA-4673-DR-FL | 69,817 | - |
| COVID-19 - Disaster Grants - Public Assistance (Presidentially Declared Disaster) | 97.036 | DR-4486-COVID-19 | 175 | - |
| Total U.S. Department of Homeland Security | | | <u>107,264</u> | <u>-</u> |
| U.S. Department of Energy | | | | |
| Energy Efficiency and Conservation Block Grant | 81.128 | IA-0000000991 | 113,072 | - |
| Total U.S. Department of Energy | | | <u>113,072</u> | <u>-</u> |
| Total Expenditures of Federal Awards | | | <u>\$ 1,350,155</u> | <u>\$ 319,475</u> |

Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of St. Cloud, Florida and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Office of Management and Budget Uniform Guidance. Therefore, amounts presented in this schedule may differ from the amounts presented in, or used in, the preparation of the basic financial statements.

Indirect Cost Rate

The City of St. Cloud, Florida has elected not to use the 15% de minimis indirect cost rate allowed under the OMB Uniform Guidance.

Additional Information

Assistance Listing Number 97.036, Disaster Grants - Public Assistance (Presidentially Declared Disasters) includes \$69,992 in expenditures that occurred prior to October 1, 2024.

**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**

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, 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 the City of St. Cloud, Florida (the City) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 25, 2026.

Report on Internal Control Over Financial Reporting

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

A *deficiency in internal control* exists when the design or operations 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 City'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 have not been identified.

CERTIFIED PUBLIC ACCOUNTANTS

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Members of American and Florida Institutes of Certified Public Accountants

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

**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***

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance 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 non-compliance 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 City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 25, 2026
Ocala, Florida

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL
CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of St. Cloud, Florida’s (the City) compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City’s major federal programs for the year ended September 30, 2025. The City’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance 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 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). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City 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. Our audit does not provide a legal determination of the City’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

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

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The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL
CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material non-compliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City'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 generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material non-compliance when it exists. The risk of not detecting material non-compliance 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. Non-compliance 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 City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material non-compliance, 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 City'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 City'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, but not for the purpose of expressing an opinion on the effectiveness of the City'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, non-compliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material non-compliance with a type of compliance requirement of a federal 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 combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal 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.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH
MAJOR FEDERAL PROGRAM AND ON INTERNAL
CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

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

Purvis Gray

March 25, 2026
Ocala, Florida

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FEDERAL AWARD PROGRAMS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA**

SUMMARY OF AUDITOR’S RESULTS

Financial Statements

| | |
|--|---------------|
| Type of Auditor’s Report Issued: | Unmodified |
| Internal Control Over Financial Reporting: | |
| Material weakness(es) identified? | No |
| Significant deficiency(ies) identified? | None Reported |
| Non-compliance material to financial statements noted? | No |

Federal Awards

| | |
|--|------------|
| Internal Control Over Major Programs: | |
| Material weakness(es) identified? | No |
| Significant deficiency(ies) identified? | No |
| Type of Auditor’s Report Issued on Compliance for Major Programs: | Unmodified |
| Any Audit Findings Disclosed that are Required to be Reported in Accordance with 2 CFR 200.516(a)? | No |

Identification of Major Programs:

Federal Program or Cluster

| | |
|--|-----------------------------------|
| U.S. Department of Justice: Public Safety Partnership and Community Policing Grants | Assistance Listing No.: 16.710 |
| Dollar Threshold Used to Distinguish Between Type A and Type B Programs – Federal Programs | \$1,000,000 |
| Auditee qualified as low-risk auditee pursuant to the Uniform Guidance? | Yes |

Other Issues

- No summary schedule of prior audit findings is required because there were no prior audit findings related to federal programs.

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

We have examined the City of St. Cloud, Florida's (the City) compliance with the requirements of Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance 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 City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specific requirements. The nature, timing, and extent of procedures selected depend on our judgement, including an assessment of the risk of material non-compliance, 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 City's compliance with specific requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report 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 Members of the City Council, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

Purvis Gray

March 25, 2026
Ocala, Florida

CERTIFIED PUBLIC ACCOUNTANTS

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purvisgray.com

Members of American and Florida Institutes of Certified Public Accountants

MANAGEMENT LETTER

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on the Financial Statements

We have audited the financial statements of the City of St. Cloud, Florida (the City) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 25, 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; 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*.

Other Reports and Schedules

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*; Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with American Institute of Certified Public Accountants *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 25, 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 significant 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.

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. These disclosures can be found in Note 1 to the financial statements.

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The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

MANAGEMENT LETTER

Financial Condition and Management

Sections 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 City 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 City 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 City. It is management's responsibility to monitor the City'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

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the City stated they did not operate a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the City'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.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the St. Cloud Community Redevelopment Agency (CRA) reported this information in the CRA's separately issued financial statements.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the Stevens Plantation DSD (the District) reported the following information that was not subject to auditing procedures:

- The total number of District employees compensated in the last pay period of the District's fiscal year as 0.
- The total number of independent contractors to whom non-employee compensation was paid in the last month of the District's fiscal year as 0.
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

MANAGEMENT LETTER

- All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- There was no 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.
- 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, is not applicable for the District.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance 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, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

March 25, 2026
Ocala, Florida

March 16, 2026

AFFIDAVIT

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BEFORE ME, the undersigned authority, personally appeared (Jeffrey Cooper), who being duly sworn, deposes and says on oath that:

- I am the Chief Financial Officer (Finance Director) of The City of St. Cloud, Florida which is a local jurisdiction (city) of the State of Florida;
- The City of St. Cloud has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.
- See the listing of impact fees adopted on the following page.

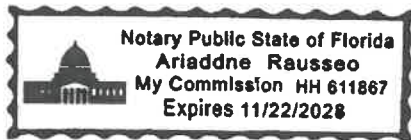
FURTHER AFFIANT SAYETH NAUGHT.




(Jeffrey Cooper)

STATE OF FLORIDA
COUNTY OF OSCEOLA

SWORN TO AND SUBSCRIBED before me this 16 day of March, 2026.





NOTARY PUBLIC
Print Name Ariaddne Rausseo

Personally known X or produced identification _____

Type of identification produced: _____

My Commission Expires: 11/22/28



The impact fees adopted by ordinance or resolution as follows:

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- The City of St. Cloud, Florida adopted Ordinance No. 2022-61 providing for the establishment of Park and Recreation Impact Fees, effective on January 27, 2023.
- * The City of St. Cloud, Florida adopted Ordinance No. 2010-051 that established the Potable Water Impact Fees, effective on January 1, 2011.
- * The City of St. Cloud, Florida adopted Ordinance No. 2010-052 that established the Sewer Impact Fees, effective on January 1, 2011.
- The City of St. Cloud, Florida adopted Ordinance No. 2022-61 that established the Public Safety Impact Fees, effective on January 27, 2023.
- The City of St. Cloud, Florida adopted Resolution No. 2019-253R adopting the Mobility Fee Schedule and discount percentages, effective on April 1, 2020.
- The City of St. Cloud, Florida adopted Ordinance No. 2020-10 which established the Solid Waste Impact Fees, effective on July 1, 2020.
- The City of St. Cloud, Florida adopted Ordinance No. 2021-85 which established the Education Impact Fees, effective on March 6, 2023.

*The City of St. Cloud (the City) entered into an interlocal agreement with TOHO Water Authority (see Note 13). TOHO will collect and expend impact fees on behalf of the City, to be used for the upgrade and expansion of the City’s Water and Sewer Utility Systems.