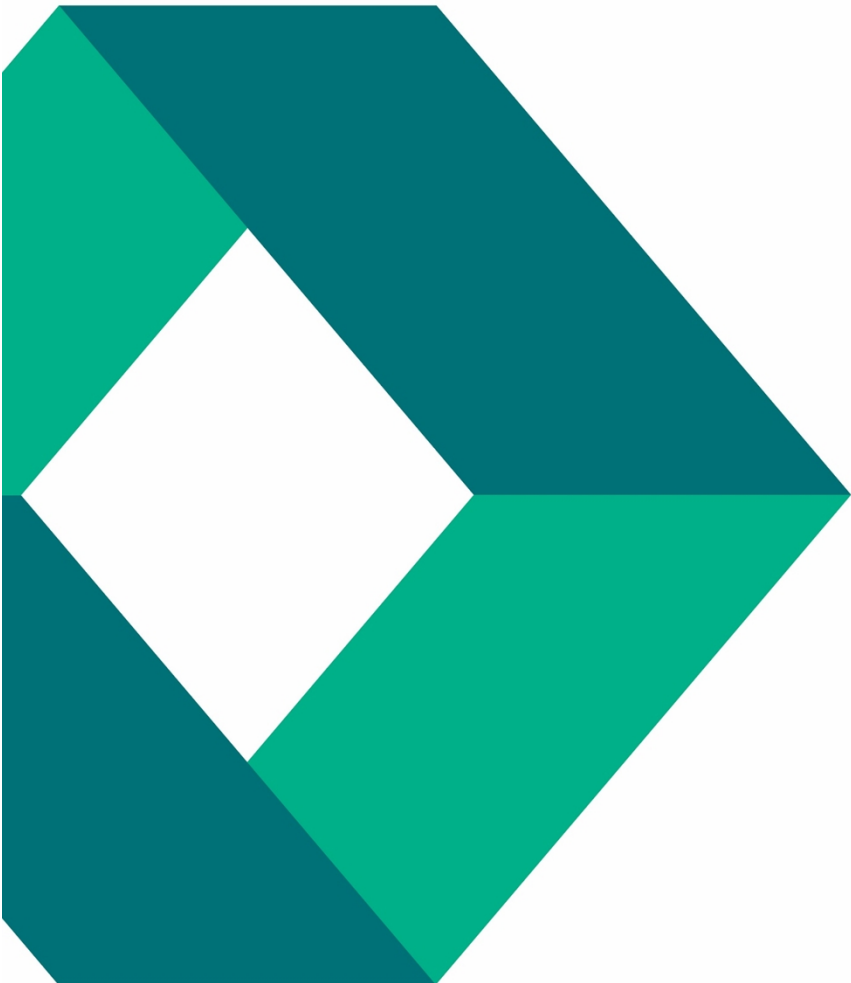


Town of St. Leo, Florida

General Purpose
Financial Statements

Year Ended September 30, 2025



DGPerry
CPAs + Advisors

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Independent Auditors' Report

To the Honorable Town Council
Town of St. Leo
St. Leo, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Town of St. Leo, Florida as of and for the year ended September 30, 2025, and related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Town of St. Leo, Florida, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 Town of St. Leo, Florida'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 Town of St. Leo, Florida's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages M1-M6 and 15-18 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 23, 2026 on our consideration of the Town of St. Leo, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 Town of St. Leo, Florida's internal control over financial reporting and compliance.



DGPerry CPA & Advisors
Zephyrhills, Florida
February 23, 2026

Town of St. Leo, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2025

Our discussion and analysis of the Town of St. Leo, Florida's financial performance provides an overview of the Town's financial activities for the fiscal year ended September 30, 2025.

Financial Highlights

- The net position of the Town at the close of its most recent fiscal year was \$7,638,269.
- As of the close of the current fiscal year, the Town reported an ending fund balance for the general fund of \$2,748,897, an increase of \$532,742 in comparison with the prior year. The ending fund balance of the special revenue fund is \$1,893,341 an increase of \$318,195. A total of \$4,642,238 is available for spending at the Town's discretion.
- At the end of the current fiscal year, the unassigned general fund balance was \$2,748,897 or 455% of total general fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town's financial statements. This report also includes other supplementary information in addition to the financial statements themselves.

The Statement of Net Position (page 1) and the Statement of Activities (page 2) provide information about the activities of the Town and present a longer-term view of the Town's finances. The statements are measured and reported using the economic resource measurement focus and the full accrual basis of accounting.

The Fund Financial Statements begin on page 3. The governmental funds measure and report activities using the current financial resources measurement focus and the modified accrual basis of accounting. Therefore, you will find the reconciliation on pages 4 and 6 that converts this data to an economic resource measurement focus and the accrual basis of accounting for use in the financial statements. The Governmental Accounting Standards Board (GASB) Statement No. 34 provides the authoritative guidance on the governmental financial reporting model.

Town of St. Leo, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2025

The Financial Statements

The Statement of Net Position and the Statement of Activities

Government-wide financial statements are intended to allow the reader to assess a government's operational accountability. Operational accountability is defined as the extent to which the government has met its operating objectives efficiently and effectively, using all resources available for that purpose, and whether it can continue to meet its objectives for the foreseeable future. For purposes of these statements, only governmental-type activities are measured and reported using the economic resource measurement focus and the accrual basis of accounting.

The statement of net position presents information on all of the Town's assets. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

Fund Financial Statements

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

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found beginning on page 7.

Required Supplementary Information

Generally accepted accounting principles (GAAP) call for certain unaudited information to accompany the audited basic financial statements and accompanying footnotes. This information is called required supplementary information (RSI) and includes this MD&A and budgetary comparisons.

Town of St. Leo, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2025

Government-Wide Financial Analysis

A substantial portion of the Town's net position (2025) reflects its investment in capital assets (e.g., land, buildings, equipment, and infrastructure). The Town uses these capital assets to provide required municipal services to the citizens of the Town. The balance of the Town's assets consists of demand and other deposit accounts and amounts currently due from other governments.

Town's Net Position As of September 30, 2025 and 2024

	2025	2024
Current and other assets	\$ 4,663,576	\$ 3,826,737
Capital assets	3,020,083	2,823,256
Total Assets	<u>7,683,659</u>	<u>6,649,993</u>
Current and other liabilities	21,338	35,435
Unspent ARPA Funds	-	-
Non-current liabilities	24,051	6,073
Total Liabilities	<u>45,389</u>	<u>41,508</u>
Net Position		
Invested in capital assets, net of related debt	3,020,083	2,823,256
Restricted	1,893,341	1,575,146
Unrestricted	2,724,845	2,210,083
Total Net Position	<u>\$ 7,638,269</u>	<u>\$ 6,608,485</u>
Restricted Net Assets are composed of		
Gasoline taxes	750,013	37,334
Impact fees	26,962	642,393
Infrastructure sales tax	1,116,366	895,419
Total Restricted Net Position	<u>\$ 1,893,341</u>	<u>\$ 1,575,146</u>

At the end of the current fiscal year, the Town is able to report positive balances in all categories of net position.

Town of St. Leo, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2025

Town's Impact Fee Reserves

The amount of \$26,962 represents the balance of the Town's Impact Fee Reserves as of September 30, 2025. According to the provisions of Ordinance 00-09 passed on August 14, 2000, and amended Ordinance 96-5 and in Ordinance 10-6, the Town has thirteen years to expend each road impact fee or return the fee to the current owner of the property.

Town's Changes in Net Position Fiscal Year Ended September 30, 2025 and 2024

	2025	2024
Revenues		
General Revenues		
Property and other taxes	\$ 1,490,169	\$ 1,310,451
Interest earnings	132,436	132,257
Other	41,769	27,052
Total General Revenues	1,664,374	1,469,760
Functions/Programs		
Total general activities expenses	(765,389)	(677,192)
Charges, grants, etc.	130,800	506,889
Net (Expenditures)	(634,589)	(170,303)
Increase in Net Position	1,029,785	1,299,457
Net Position - At beginning of year	6,608,484	5,307,627
Correction to beginning fund balance	-	1,400
Net Position - At end of year	\$ 7,638,269	\$ 6,608,484

While various taxes continue as the primary source of revenue, the tax revenue of \$1,490,168 itemized on the Statement of Activities represents 89.53% of the Total General Revenues. Property taxes and franchise fees, respectively, account for 0.63% and 6.52% of the Total General Revenue.

Town of St. Leo, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2025

Town's Changes in Net Position Fiscal Year Ended September 30, 2025 and 2024 (continued)

The following table summarizes tax rates applied to property located within the Town during the past three years along with the tax rate set for the year ending September 30, 2025. Property tax revenue for the year ending September 30, 2025 decreased by \$131 or 1.2% compared to the previous fiscal year.

Town of St Leo Millage Table

	2022	2023	2024	2025
County Commission--Operating	7.6076	7.6076	7.8417	7.6693
County Municipal Service Fire District	1.8036	1.8036	2.1225	2.1225
Other taxing authorities	6.0512	6.0512	6.7035	6.5552
Town of St. Leo	0.7000	0.7000	0.9000	0.8665
SW Fla Water Management District	0.2260	0.2260	0.2043	0.1909
Total	16.3884	16.3884	17.7720	17.4044

Budgetary Highlights

There were no budget amendments in the current fiscal year.

Capital Assets and Debt Administration

Capital Assets

The Town's capital assets as of September 30, 2025 reflect an investment of \$3,020,083 net of accumulated depreciation.

The following table provides a summary of net capital assets:

	<u>2025</u>	<u>2024</u>
Land	\$ 1,495,285	\$ 1,495,285
Work in Progress	326,369	69,783
Building and improvements	456,663	456,663
Equipment	84,606	78,855
Infrastructure	1,382,319	1,357,043
Less: accumulated depreciation		
Building and improvements	(167,953)	(153,836)
Equipment	(68,582)	(58,179)
Infrastructure	(488,624)	(422,358)
Totals	<u>\$ 3,020,083</u>	<u>\$ 2,823,256</u>

Town of St. Leo, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2025

Economic Factors

Adjusted taxable property values in the Town were \$12,507,547 in 2025 and \$12,441,366 in 2024, an increase of \$66,181 (.53%). The 2025 millage rate was .8665; in 2024 it was .90. Ad Valorem (property) taxes collected from residents totaled \$10,523. Ad valorem taxes accounted for .71% of 2025 general fund revenue.

The Town of St. Leo and the City of San Antonio partnered to improve Pompanic Street. The street serves as a boundary between the two municipalities; the cost was divided. Improvements included road widening and the installation of sidewalks, as well as addressing stormwater runoff to Lake Jovita. Construction began in 2022. With exception of a potential drainage adjustment, work concluded in March of 2025.

The Town Center Planned Unit Development (PUD) plan includes community gathering space, recreational opportunities, and establishing the site as an economic catalyst and venue to generate non-tax general fund revenue. The Town Commission approved the PUD via Ordinance 25-01, which included a Site Plan.

An on-site building constructed in 1931 was remodeled and turned into a history center (main function) and art gallery. Renovations concluded in October of 2025. The History Center is anticipated to open in the Spring of 2026. Next steps in the Town Center project are the botanical gardens, construction of stormwater infrastructure, and construction of the next structure.

In September of 2024, the Town began the process of updating the Comprehensive Plan as required in the Evaluation and Appraisal Review (EAR) which is an update to comply with Florida Community Planning Law performed at least once every seven years. The EAR based amendments were adopted at the May 2025 Town Commission meeting and accepted by the State in July 2025.

Within one calendar year of the Comprehensive Plan Amendments, the Town is required to update correlating Land Development Code (LDC) regulations. These updates were approved by the Town in November 2025.

The LDC is also being reviewed and updates being prepared to bring it into compliance with legislation from the 2025 Legislative Session. The work includes analysis of timelines mandated by the State as well as amending the process to make it more understandable to a diverse audience.

The Town Commission selected a Charter Review Committee in July of 2025. The Committee met several times and drafted Charter revisions which were presented to the Town Commission and approved via Ordinance 26-04. The revisions will be on the April 14, 2026 Municipal Election ballot.

Request for Information

The Town's financial statements are designed to present users (citizens, customers, investors, and creditors) with a general overview of the Town's finances and to demonstrate the Town's accountability. If you have questions about this report or need additional information, contact the Town Administrator and Clerk at P.O. Box 2479, Saint Leo, FL 33574. The Town Hall telephone number is 352-588-2622. You may also request information by e-mail sent to townclerk@townofstleo.org.

Town of St. Leo, Florida

Statement of Net Position For the Year Ended September 30, 2025

Assets	Governmental Activities
Current Assets	
Cash on deposit	\$ 2,344,013
Investments	2,276,027
Due from other governments	43,162
Accounts receivable-other (no allowance deemed necessary)	373
Total Current Assets	4,663,575
Non-Current Assets	
Land and improvements	1,495,285
Buildings and improvements	456,663
Equipment	84,606
Infrastructure	1,382,319
Work in progress	326,369
Accumulated depreciation	(725,159)
Total Non-Current Assets	3,020,083
Total Assets	\$ 7,683,658
Liabilities	
Current Liabilities	
Accounts payable	\$ 15,845
Payroll taxes payable	2,493
Other current liabilities	3,000
Total Current Liabilities	21,338
Non-Current Liabilities	
Compensated absences	24,051
Total Non-Current Liabilities	24,051
Total Liabilities	45,389
Net Position	
Investment in capital assets, net of related debt	3,020,083
Restricted For	
Gasoline taxes	750,013
Impact fees	26,962
Infrastructure sales tax	1,116,366
Unrestricted	2,724,845
Total Net Position	7,638,269
Total Liabilities and Net Position	\$ 7,683,658

See Independent Auditors' Report and Notes to Financial Statements.

Town of St. Leo, Florida

Statement of Activities
For the Year Ended September 30, 2025

Program Revenues					Net (Expenses) Revenues Governmental Activities
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities					
General Government	\$ 465,059	\$ -	\$ -	\$ -	\$ 465,059
Public Safety	196,758	(4,237)	-	-	192,521
Physical Environments	31,903	-	-	-	31,903
Transportation/Infrastructure	71,669	(126,563)	-	-	(54,894)
Total Governmental Activities	\$ 765,389	\$ (130,800)	\$ -	\$ -	\$ 634,589
General Revenues:					
Taxes					
					\$ 10,523
					108,505
					43,679
					497,049
					25,581
					356
					583,530
					202,342
					18,604
					132,436
					41,769
				Total General Revenues	1,664,374
					1,029,785
					6,608,484
					\$ 7,638,269

See Independent Auditors' Report and Notes to Financial Statements.

Town of St. Leo, Florida

Balance Sheet Governmental Funds For the Year Ended September 30, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
	2025	2025	2025
	<u> </u>	<u> </u>	<u> </u>
Assets			
Cash on deposit	\$ 1,398,629	\$ 945,385	\$ 2,344,014
Investments	1,358,063	917,964	2,276,027
Due from other governments	13,170	29,992	43,162
Accounts receivable-other (no allowance deemed necessary)	<u>373</u>	<u>-</u>	<u>373</u>
Total Assets	<u>\$ 2,770,235</u>	<u>\$ 1,893,341</u>	<u>\$ 4,663,576</u>
Liabilities			
Accounts payable	\$ 15,845	\$ -	\$ 15,845
Payroll taxes payable	2,493	-	2,493
Other current liabilities	<u>3,000</u>	<u>-</u>	<u>3,000</u>
Total Liabilities	<u>21,338</u>	<u>-</u>	<u>21,338</u>
Fund Balances			
Restricted for:			
Transportation - fuel tax funds	-	750,013	750,013
Transportation - impact fees	-	26,962	26,962
Infrastructure sales tax funds	-	1,116,366	1,116,366
Unassigned	<u>2,748,897</u>	<u>-</u>	<u>2,748,897</u>
Total Fund Balance	<u>2,748,897</u>	<u>1,893,341</u>	<u>4,642,238</u>
Total Liabilities and Fund Balances	<u>\$ 2,770,235</u>	<u>\$ 1,893,341</u>	<u>\$ 4,663,576</u>

See Independent Auditors' Report and Notes to Financial Statements.

Town of St. Leo, Florida

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position For the Year Ended September 30, 2025

Total Fund Balances - Governmental Funds \$ 4,642,238

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.

Governmental capital assets	\$ 3,745,242	
Less accumulated depreciation	<u>(725,159)</u>	3,020,083

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.

Compensated absences (Long-term portion)	<u>\$ (24,052)</u>	<u>(24,052)</u>
Total Net Position - Governmental Activities		<u>\$ 7,638,269</u>

Town of St. Leo, Florida

Statement of Revenues, Expenditures, and Changes in Fund Balance Governmental Funds For the Year Ended September 30, 2025

	General Fund	Special Revenue Fund	Total Governmental Funds
	2025	2025	2025
Revenues			
Taxes	\$ 80,139	\$ -	\$ 80,139
Licenses and permits	112,742	-	112,742
Intergovernmental	787,897	642,216	1,430,113
Fines and forfeits	-	-	-
Investment income	132,436	-	132,436
Miscellaneous	38,244	1,500	39,744
	<u>1,151,458</u>	<u>643,716</u>	<u>1,795,174</u>
Expenditures			
Current			
General government	447,836	-	447,836
Public safety	130,492	-	130,492
Physical environment	25,488	-	25,488
Transportation	-	71,669	71,669
Other uses	-	6,415	6,415
Capital purchases	-	262,337	262,337
	<u>603,816</u>	<u>340,421</u>	<u>944,237</u>
Net Change in Fund Balances	547,642	303,295	850,937
Fund Balance			
Beginning of year	<u>2,216,159</u>	<u>1,575,142</u>	<u>3,791,301</u>
Correction to beginning fund balance	<u>(14,904)</u>	<u>14,904</u>	<u>-</u>
Fund Balance			
End of year	<u>\$ 2,748,897</u>	<u>\$ 1,893,341</u>	<u>\$ 4,642,238</u>

See Independent Auditors' Report and Notes to Financial Statements.

Town of St. Leo, Florida

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities For the Year Ended September 30, 2025

Net Change in Fund Balances - Governmental Funds \$ 850,937

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.

	\$	287,613		
Expenditures for capital assets				
Less current year depreciation		(90,786)		196,827

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

	\$	(17,977)		(17,977)
Change in compensated absences		(17,977)		(17,977)

	\$			1,029,787
Change in Net Position of Governmental Activities				1,029,787

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note A - Summary of Significant Accounting Policies

The Town of St. Leo, Florida (the Town) was incorporated June 4, 1891, under the laws of Florida, Chapter 3957 (No. 111). The town commission consists of five elected members, who, in turn, annually elect one member to serve as mayor. The mayor is the chief executive officer of the Town. The commissioners are entrusted with a public office to which they are elected.

The accounting policies of the Town conform to generally accepted accounting principles (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. The more significant of these accounting policies are summarized below.

Defining the Financial Reporting Entity

In accordance with Governmental Accounting Standards Board Statements 39, 61 and 97, the financial reporting entity includes the primary government, organizations for which the primary government is financially accountable and other organizations which, if excluded, would cause the reporting entity's financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority to an organization's board, either displaying the ability to impose its will on that organization or the possibility that the organization will impose or provide a financial burden or benefit to the primary government.

The Town has no such organizations to include.

Government-Wide Financial Statements

The government-wide statements are presented using a full accrual, economic resource basis, which incorporates long-term assets and receivables and long-term liabilities. Governmental activities include the General Fund and the Special Revenue Fund. The Town has no business-type activities.

The government-wide Statement of Activities reports the gross and net cost for the Town that is supported by general government revenue. The expenditures for the category are reduced by program revenues to ascertain the net costs for that function. Program revenues are defined as charges for services, operating grants and capital grants that specifically relate to a specific program function. Charges for services include revenues arising from charges to customers or applicants who purchase, use, or directly benefit from the goods, services or privileges provided. Operating grants and capital grants consist of revenues received from other governments, organizations, or individuals that are specifically attributable to a program and are restricted for either operating expenditures/expenses or capital expenditures/expenses associated with a specific program.

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note A - Summary of Significant Accounting Policies (continued)

Fund Financial Statements

The Town organizes its accounting system on the basis of funds.

The funds utilized by the Town are governmental funds and consist of the General Fund and the Special Revenue Fund.

General Fund

The General Fund accounts for the general activities of the Town of St. Leo, Florida and finances those activities not otherwise designated to be recorded and financed separately.

Special Revenue Fund

The Special Revenue Fund accounts for proceeds of specific revenue sources that are restricted by law or administrative action to expenditures for specific purposes.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund statements are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets. The measurement focus is the determination of financial position and sources and uses of resources, rather than net income determination.

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements.

The government-wide financial statements are presented on an accrual basis of accounting. The governmental funds in the fund financial statements are presented on a modified accrual basis of accounting.

Under the accrual basis, revenues are recognized in the period when earned and expenditures are recognized in the period when incurred.

Under the modified accrual basis, revenues are recognized in the accounting period when they become measurable and available (susceptible to accrual). Revenues are generally considered available when they are received in cash (unless legally restricted to some future period) or when earned and expected to be collected soon enough after year-end to pay liabilities of the current period. The Town defines the length of time used or available for purposes of revenue recognition as 60 days. Revenues that are susceptible to accrual include franchise fees, special assessments, interest revenue, state revenue sharing entitlements, and intergovernmental grants. Expenditures are recorded at the time the related fund liabilities are incurred. Debt service expenditures are recorded only when payment is due.

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note A - Summary of Significant Accounting Policies (continued)

Budgets and Budgetary Accounting

The Town follows these procedures in establishing the budgetary data reflected in the financial statements.

- a. The Administrator and Clerk submits to the Town Council a proposed operating budget for the ensuing fiscal year. It contains proposed expenditures and the means to finance them, including a proposed property tax millage.
- b. Public hearings are conducted to obtain taxpayer comments on the proposed budget and property tax millage rate.
- c. The budget and property tax millage are approved by the Council in September.
- d. Annual budgets are adopted for the General Fund and the Special Revenue Fund.
- e. The Council must approve budget amendments that affect revenue accounts or appropriations. Expenditures may not exceed legal appropriations. Appropriations lapse at year-end. No formal budget adjustments were made during the year.
- f. Formal budgetary integration is employed as a management control device during the year for the governmental funds.
- g. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles.

Cash and Investments

The Town's investment authority is governed by Section 218.415, Florida Statutes. The Town is authorized to invest in interest-bearing time deposits and other investments permitted by Florida Statutes. At September 30, 2025, the Town's investments consisted solely of demand deposits and certificates of deposit.

Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned. The Town's deposits are held in qualified public depositories pursuant to Chapter 280, Florida Statutes. Under the Florida Security for Public Deposits Act, participating financial institutions pledge collateral to the State Treasurer to secure public deposits. Accordingly, the Town has no custodial credit risk.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Town does not have a formal policy limiting investment maturities. At September 30, 2025, all certificates of deposit had maturities of less than one year.

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note A - Summary of Significant Accounting Policies (continued)

Property Taxes

Under Florida Law, the assessment of all properties and the collection of all Town property taxes are consolidated in the offices of the Pasco County Property Appraiser and Pasco County Tax Collector. The laws of the State regulating tax assessments are also designed to assure a consistent property valuation method statewide. Florida Statutes permit Towns to levy property taxes at a rate of up to 10 mills. The millage rate in effect for the fiscal year ended September 30, 2025 was 0.8665 mills.

The tax levy of the Town is established by the Commissioners prior to October 1 of each year. The Pasco County Property Appraiser incorporates the millages into the total tax levy, which includes the tax requirements of the county, independent districts and the Pasco County School Board.

All property is reassessed according to its fair market value on January 1 of each year. Each assessment roll is submitted to the Executive Director of the State Department of Revenue for review to determine if the rolls meet all of the appropriate requirements of Florida Statutes.

All taxes are due and payable on November 1 of each year or as soon thereafter as the assessment roll is certified and delivered to the Pasco County Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January and 1% in the month of February. The taxes paid in March are without discount. Delinquent taxes on real property bear interest at 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by Pasco County.

Capital Assets

Capital assets acquired or constructed in excess of \$2,500 are capitalized at historical cost. Donated assets are recorded at fair market value as of the date received. Additions, improvements, and other capital outlays that extend the useful life of an asset are capitalized. Other costs incurred for repair and maintenance are expensed as incurred. Depreciation is provided using the straight-line method. The estimated useful lives of the various classes of depreciable assets are as follows:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	40
Equipment	7-10
Infrastructure/streets	20

Compensated Absences

Annual vacation accruals vary based on years of service. The maximum number of annual leave hours that an employee may accrue is 160 hours.

Medical leave accumulates at the rate of 1 day for each month worked with a maximum accumulation of 480 hours. Payment for unused medical leave will be made at termination of employment for one half of the hours accumulated. A provision for accumulated absences, related payroll taxes and retirement has been made in the financial statements as of September 30, 2025. Upon termination, an employee shall be paid for the unused portion of accumulated vacation leave.

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note A - Summary of Significant Accounting Policies (continued)

Net Position

The government-wide financial statements utilize a net position presentation. Net position is presented in three components - invested in capital assets (net of related debt), restricted, and unrestricted.

- Invested in Capital assets (net of related debt) - This component of net assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes, or other borrowings attributable to the acquisition, construction, or improvement of those assets. This component does not include the portion of debt attributable to the unspent proceeds.
- Restricted - This component consists of net assets that have constraints placed on them either externally by third parties (creditors, grantors, and contributors) or by law through constitutional provisions of enabling legislation. The Town would typically use restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use of these funds.
- Unrestricted - This component consists of net assets that do not meet the definition of invested in capital assets, net of related debt and restricted. Designations of net assets made by the Town's management are included in this component because these types of constraints are internal, and management can remove or modify them.

Fund Balances

In the fund financial statements, fund balance for governmental funds (general fund and special revenue fund) is reported in classifications that comprise a hierarchy based primarily on the extent to which the Town is bound to honor constraints on the specific purpose for which amounts in the funds can be spent. Under GASB 54 requirements, fund balance is reported in five possible components - nonspendable, restricted, committed, assigned, and unassigned.

- *Nonspendable* - This component includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.
- *Restricted* - This component includes amounts reported as restricted when constraints placed on the use of the resources are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.
- *Committed* - This component includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority. Such amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note A - Summary of Significant Accounting Policies (continued)

Fund Balances (continued)

- *Assigned*- This component is used to report the government's intent to use the amount for a specific purpose but is neither restricted nor committed.
- *Unassigned* - This component is the residual classification for the general fund. This amount represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources (committed, assigned, and unassigned) as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use, it is the Town's policy to use committed resources first, then assigned, and then unassigned as they are needed.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note B - Cash on Deposit

The Town's cash and cash equivalents are considered to be cash on hand, time and demand deposits, and short-term investments with original maturities of less than three months from the date of acquisition.

These deposits are covered by FDIC insurance or collateral pledged with the State Treasurer by the applicable banks. This is done in compliance with Section 280, Florida Statutes, which provides that in the event of a default by any such bank or savings and loan association, all participating banks and savings and loan associations throughout the State would be obligated to reimburse the government for any loss.

Note C - Investments

The Town's investments in certificates of deposit are reported at amortized costs. Risk disclosure required under GASB 40 are included in Note A Summary of Significant Accounting Policies: Cash and Investments.

At the end of the year, the Town's investment balances were as follows:

Bank issued certificates of deposit	<u>\$2,276,027</u>
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Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note D - Changes in Capital Assets

Capital assets activity for the year ended September 30, 2025 was as follows:

	Beginning Balance 10/01/2024	Additions/ Transfers In	Deletions/ Transfers Out	Ending Balance 09/30/2025
Governmental Activities:				
Capital assets not being depreciated:				
Land and improvements	\$ 1,495,285	\$ -	\$ -	\$ 1,495,285
Work in progress	69,783	256,586	-	326,369
Total assets not being depreciated	<u>1,565,068</u>	<u>256,586</u>	<u>-</u>	<u>1,821,654</u>
Capital assets, being depreciated:				
Buildings and improvements	456,663	-	-	456,663
Equipment	78,855	5,751	-	84,606
Infrastructure	1,357,043	25,276	-	1,382,319
Total capital assets, being depreciated	<u>1,892,561</u>	<u>31,027</u>	<u>-</u>	<u>1,923,588</u>
Less accumulated depreciation for:				
Buildings and improvements	153,836	14,117	-	167,953
Equipment	58,179	10,403	-	68,582
Infrastructure	422,358	66,266	-	488,624
Total accumulated depreciation	<u>634,373</u>	<u>90,786</u>	<u>-</u>	<u>725,159</u>
Total capital assets, being depreciated, net	<u>1,258,188</u>	<u>(59,759)</u>	<u>-</u>	<u>1,198,429</u>
Governmental activities Capital assets, net	<u>\$ 2,823,256</u>	<u>\$ 196,827</u>	<u>\$ -</u>	<u>\$ 3,020,083</u>

Town of St. Leo, Florida

Notes to Financial Statements
For the Year Ended September 30, 2025

Note D - Changes in Capital Assets (continued)

Depreciation expense was charged to the governmental activities as follows:

Governmental activities	
General Government	\$ 24,520
Public Works	66,266
Total	<u>\$ 90,786</u>

Note E - Deferred Compensation Plan

The Town, as employer, has adopted a deferred compensation plan for all eligible employees under IRC SEC. 457. The plan is provided under The Florida Municipal Pension Trust Fund Master Agreement administered by the Florida League of Cities, Inc., and is a defined contribution plan.

The Town has elected to contribute 8% of the eligible employee's compensation to the trust. For the year ended September 30, 2025, the Town made its full required contribution amount of \$7,351. The funds are held in trust for the exclusive benefit of participating employees and are not accessible by the government or its creditors.

Note F - Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town has purchased commercial insurance coverage as its way of managing these areas of risk of loss.

Note G - Commitments

The Town contracts annually with the Pasco County Sheriff to provide police protection. The contract during this fiscal year required monthly payments of \$10,757.71 from the General Fund and \$1,147.17 from the Special Revenue Fund for a total of \$11,904.88.

Note H - Subsequent Events

Management has evaluated subsequent events through February 23, 2026, the date the financial statements were available to be issued.

After year-end, the Town received correspondence alleging adverse impacts associated with roadway and stormwater improvements along Pompano Street. The Town's legal counsel reported on November 19, 2025, that the matter has been forwarded to the Town's insurance carrier for review. As of February 23, 2026, the matter remains under evaluation by the Town's insurer, and no settlement discussions, timeline, or potential loss amounts are known. The Town's impression is that insurance will cover this matter.

Because the matter is in a preliminary stage, management cannot determine the likelihood of an unfavorable outcome or reasonable estimate of any potential loss. Accordingly, no liability has been recorded in the accompanying financial statements.

Required Supplementary Information

Town of St. Leo, Florida

General Fund Schedule of Revenues - Budget and Actual For the Year Ended September 30, 2025

	Actual	Original and Final Budget	Variance Favorable (Unfavorable)
Taxes			
Property taxes	\$ 10,523	\$ 10,780	\$ (257)
Utility service tax	43,679	40,000	3,679
Communications tax	25,581	27,146	(1,565)
Local business tax	356	371	(15)
Total Taxes	80,139	78,297	1,842
Licenses and Permits			
Franchise fees	108,505	106,500	2,005
Building permits	1,558	12,000	(10,442)
Application and review	2,679	4,000	(1,321)
Total Licenses and Permits	112,742	122,500	(9,758)
Intergovernmental			
Half-cent sales tax	202,342	198,524	3,818
State revenue sharing	583,530	587,565	(4,035)
Alcoholic beverage tax	133	133	-
Business tax - county	1,832	1,800	32
County mobile home license	60	60	-
Total Intergovernmental	787,897	788,082	(185)
Investment income - interest	132,436	100,000	32,436
Total Investment Income	132,436	100,000	32,436
Other Miscellaneous	38,244	31,900	6,344
Amounts Available for Appropriation	\$ 1,151,458	\$ 1,120,779	\$ 30,679

Town of St. Leo, Florida

General Fund Schedule of Expenditures Budget and Actual - Detail Data For the Year Ended September 30, 2025

	Actual	Original and Final Budget	Variance Favorable (Unfavorable)
Charges to Appropriations (Outflows)			
General Government			
Town Council			
Operating Expenditures			
Auditing	\$ 10,700	\$ 10,700	\$ -
Accounting outsourced	3,025	5,000	1,975
Grant admin	-	10,000	10,000
Town hall cleaning/mowing	7,496	10,700	3,204
Travel	11,598	18,640	7,042
Telephone	4,296	5,800	1,504
Utilities	3,750	4,000	250
Insurance	32,188	25,000	(7,188)
Repairs and maintenance	25,985	3,000	(22,985)
Advertising	2,486	5,000	2,514
All other	11,833	17,000	5,167
Operating supplies	25,758	13,000	(12,758)
Office supplies	4,743	4,500	(243)
Postage	545	1,000	455
Promotional activities	1,536	1,000	(536)
Property taxes	6,392	7,000	608
Subscriptions/memberships	7,086	5,500	(1,586)
Technology services	4,778	3,000	(1,778)
Training	2,913	5,050	2,137
Total Town Council	167,108	154,890	(12,218)
Administration - General			
Personnel Services			
Salaries and wages	125,807	148,866	23,059
FICA taxes	9,528	11,388	1,860
Life and health insurance	30,426	30,406	(20)
Retirement	7,351	9,829	2,478
Solid waste fee	1,140	1,300	160
Total Administrative	174,252	201,789	27,537
City Attorney			
Operating Expenditures			
Contracted legal services	49,861	35,000	(14,861)
Comprehensive Planning	40,990	45,000	4,010
Operating Expenditures			
Contracted services	12,070	35,000	22,930
Codification of ordinances	3,555	3,556	1
Total Comprehensive Planning	15,625	38,556	22,931
Total General Government	\$ 447,836	\$ 475,235	\$ 27,399

See Independent Auditors' Report and Notes to Financial Statements

Town of St. Leo, Florida

General Fund
 Schedule of Expenditures
 Budget and Actual - Detail Data (continued)
 For the Year Ended September 30, 2025

	Actual	Original and Final Budget	Variance Favorable (Unfavorable)
Public Safety			
Police Department			
Operating Expenditures			
Contracted services	\$ 129,093	\$ 129,093	\$ -
Animal Control			
Operating expenditures			
Other	1,399	1,395	(4)
Total Public Safety	130,492	130,488	(4)
Physical Environment			
Town Center	16,662	500,000	483,338
Garbage/Solid Waste Control/Other			
Operating Expenditures			
Contracted services	8,826	11,006	2,180
Total Physical Environment	25,488	511,006	485,518
Total Expenditures	\$ 603,816	\$ 1,116,729	\$ 512,913
Revenues in Excess of Expenditures	\$ 547,642	\$ 4,050	\$ 543,592

Town of St. Leo, Florida

Special Revenue Fund Statement of Revenues and Expenditures-Budget and Actual For the Year Ended September 30, 2025

	Actual	Original and Final Budget	Variance Favorable (Unfavorable)
Intergovernmental Revenues			
State 8 cent gasoline tax	\$ 126,563	\$ 128,977	\$ (2,414)
County 6 cent gasoline tax	18,604	11,000	7,604
Local government infrastructure surtax	497,049	539,969	(42,920)
Highway lighting	-	6,000	(6,000)
CDBG	-	49,843	(49,843)
Miscellaneous revenue	1,500	150,000	(148,500)
Total Intergovernmental	643,716	885,789	(242,073)
Surplus Budgeted	-	637,270	(637,270)
Amounts Available for Appropriation	643,716	1,523,059	(879,343)
Expenditures			
Transportation Expenditures			
Lighting and contracted services	17,593	20,000	2,407
Contracted services - other	13,766	13,766	-
Impact fees expenditures	25,276	50,000	24,724
Right of way maintenance	15,034	3,000	(12,034)
Transportation Expenditures	71,669	86,766	15,097
Other uses	6,415	10,000	3,585
Capital Expenditures	262,337	1,340,343	1,078,006
Amounts Charged to Appropriations	340,421	1,437,109	1,096,688
Revenues in Excess of Expenditures	\$ 303,295	\$ 85,950	\$ 217,345

See Independent Auditors' Report and Notes to Financial Statements

Other Reports and Management Letter

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with *Government Auditing Standards*

Honorable Town Council
Town of St. Leo
St. Leo, 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 and each major fund, and the aggregate remaining fund information of the Town of St. Leo, Florida (the Town), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Town of St. Leo, Florida's basic financial statements, and have issued our report thereon dated February 23, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing our 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 Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of St. Leo, Florida's internal control.

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

This report is intended solely for the information and use of management, Town Council, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record and its distribution is not limited.

A handwritten signature in cursive script, appearing to read "DGPerry".

DGPerry CPA & Advisors
Zephyrhills, Florida
February 23, 2026

Management Letter

Honorable Town Council
Town of St. Leo
St. Leo, Florida

Report on the Financial Statements

We have audited the financial statements of the Town of St. Leo, Florida (the Town), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 23, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report dated February 23, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1, Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit report. There were no such findings or recommendations made in the preceding report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Town of St. Leo, Florida was incorporated under the laws of Florida, Chapter 3957 (No. 111) The Town has no component units and operates under a Council-Manager form of government.

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 Town of St. Leo met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Town of St. Leo did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5b and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Town. In connection with our audit, we applied financial condition assessment procedures. It is management's responsibility to monitor the entity'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 management.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any findings or recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires, if appropriate, that we communicate as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did or did not operate within the Town of St. Leo's geographical boundaries during the fiscal year under audit. A PACE program did not operate within the Town of St. Leo's geographical boundaries during the fiscal year under audit.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

This management letter is intended for the information and use of the Legislative Auditing Committee, members of Florida Senate and the Florida house of Representatives, the Florida Auditor General, Federal and other granting agencies, pass-through entities, Town Council and applicable management, and is not intended to be and should not be used by anyone other than these specified parties. However, this letter is a matter of public record, and its distribution is not limited.

A handwritten signature in black ink, appearing to read "DGPerry". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

DGPerry CPA & Advisors
Zephyrhills, Florida
February 23, 2026

Independent Accountants' Report on Compliance with Section 218.415, Florida Statutes

Honorable Town Council
Town of St. Leo
St. Leo, Florida

We have examined the Town of St. Leo, Florida (the Town)'s compliance with Section 218.415, Florida Statutes regarding the investment of public funds during the year ended September 30, 2025, as required by Section 10.556, Rules of the Auditor General. Management is responsible for the Town's compliance with those requirements. Our responsibility is to express an opinion on the Town's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA) and accordingly, included examining, on a test basis, evidence about the Town's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination of the Town's compliance with specified requirements.

In our opinion, the Town complied, in all material respects, with the requirements contained in Section 218.415, Florida Statutes during 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, the Town, its management, and is not intended to be and should not be used by anyone other than these specified parties. However, this letter is a matter of public record and its distribution is not limited.



DGPerry CPA & Advisors
Zephyrhills, Florida
February 23, 2026