

LEE COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY

SEPTEMBER 30, 2024

FINANCIAL STATEMENTS  
TOGETHER WITH REPORTS OF INDEPENDENT AUDITORS

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## **Independent Auditor's Report**

Board of Directors  
Lee County Industrial Development Authority  
Fort Myers, Florida

We have audited the accompanying financial statements of the governmental activities of Lee County Industrial Development Authority, (the "Authority"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority'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 of the Authority as of September 30, 2024, 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 Opinion**

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 Authority, 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 Authority'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 Authority'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 Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charges 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, budgetary comparison information, schedules of the Authority's net proportionate share of net pension liability- pension plan and health insurance subsidy plan, schedules of Authority contributions-pension plan and health insurance subsidy plan and schedule of changes in the total OPEB liability and related ratios to 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.

## **Required Supplementary Information, continued**

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 March 31, 2025, on our consideration of the Authority'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 effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in consideration the Authority's internal control over financial reporting and compliance.

*Ashley, Brown & Smith, CPAs*

Punta Gorda, Florida  
March 31, 2025

# **Lee County Industrial Development Authority**

## **Management's Discussion and Analysis**

### **(Unaudited)**

As management for Lee County Industrial Development Authority, this narrative overview and analysis of the Authority's financial activities is provided for the fiscal year ending September 30, 2024. We recommend readers consider this information in conjunction with the financial statements as a whole.

#### **Financial Highlights**

- Revenues were \$178,582 greater than expenditures for the fiscal year ended September 30, 2024.
- The assets of the Authority exceeded its liabilities at the end of the fiscal year September 30, 2024 by \$1,921,840, which is comprised exclusively of current assets.
- The Authority's net position increased by \$178,582 during fiscal year 2024.
- The Authority's total revenue (on an accrual basis) was \$293,284 for the year ended September 30, 2024.
- The expenses for the Authority's activities were \$114,702.

#### **Required Financial Statements**

Fund and government-wide financial statements are combined on pages 8 and 9.

The government-wide financial statements are intended to allow a 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.

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

The Statement of Activities presents revenue and expense information showing how the Authority's net position changed during the fiscal year. Both statements are measured and reported using the economic resource measurement focus (revenues and expenses) and the accrual basis of accounting (revenue recognized when earned and expense recognized when a liability is incurred).

Fund financial statements tell how services were paid for as well as what remains for future spending. Fund financial statements report the operations in more detail than the government-wide statements by providing information about the Authority's funds.

#### **Notes to the Financial Statements**

The notes to the financial statements explain in detail some of the data contained in the preceding statements and begin on page 10. These notes are essential to a full understanding of the data provided in the government-wide and fund financial statements. Required Supplementary Information consists of more detailed data on the budget to actual revenues and expenditures.

# **Lee County Industrial Development Authority**

## **Management's Discussion and Analysis**

### **(Unaudited)**

#### **Using this Annual Report**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's annual report consists of two parts: management discussion and analysis (this section) and the basic financial statements. The basic financial statements themselves consist of three components: government wide financial data, fund financial data, and notes to the financial statements. The Authority is a special purpose government engaged in a single governmental program. The Authority is allowed to present their fund financial data and their government wide financial data combined using a columnar format that reconciles individual line items of fund financial data to government wide data in separate columns on the face of the financial statements.

These statements present different financial views of the Authority:

- The government wide financial data provided both short term and long term information about the Authority's overall financial status.
- The fund financial statements present only a short term or liquidity financial view point about the Authority's financial status

Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Authority's operations and programs. The differences, if any, between government wide activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds are reconciled in a footnote to the financial statements.

#### **Government-Wide Financial Analysis**

Net position may serve, over time, as a useful indicator of a government's financial position. In the case of the Authority, net position exceeded liabilities by \$1,921,840 at the close of this fiscal year. The Authority's net position reflects its investment in cash and cash equivalents.

The Authority uses this capital to provide services funding to liquidate liabilities or for other spending. For the year ended September 30, 2024, the Authority's net position increased by \$178,582.

The Authority utilizes its assets to provide services that are used to meet the Authority's ongoing operations and programs.

**Lee County Industrial Development Authority  
Management's Discussion and Analysis  
(Unaudited)**

**Government-Wide Financial Analysis, Continued**

For the year ended September 30, 2024, the net position of the Authority increased as detailed in the financial statements.

Summary of Net Position  
September 30,

	2024	2023
<b>ASSETS</b>		
Current assets	\$ 1,924,810	\$ 1,843,923
Total assets	1,924,810	1,843,923
<b>LIABILITIES</b>		
Current liabilities	2,970	100,665
Total liabilities	2,970	100,665
<b>NET POSITION</b>		
Unrestricted	1,921,840	1,743,258
Total net position	\$ 1,921,840	\$ 1,743,258

The following table highlights the changes in net position for the year ended September 30:

Summary of Activities  
September 30,

	2024	2023
<b>REVENUES</b>		
Bond closing fees	\$ 240,713	\$ -
Bond application fees	-	2,500
Interest income	52,571	11,681
Total revenues	293,284	14,181
<b>EXPENSES</b>		
Total expenses	114,702	391,105
Change in net position	178,582	(376,924)
Beginning net position, October 1, 2023 and 2022	1,743,258	2,120,182
Ending net position, September 30, 2024 and 2023	\$ 1,921,840	\$ 1,743,258

**Lee County Industrial Development Authority  
Management's Discussion and Analysis  
(Unaudited)**

**Budgetary Highlights**

The Authority's expended \$256,318 less than the budgeted expenses.

**Capital Assets**

Lee County, Florida provides the Authority its offices and equipment. Therefore, there are no capital assets shown in these financial statements.

**Debt Administration**

The Authority found that it did not have to borrow any money to finance operations or capital spending during the year.

**Economic Factors**

Management is aware of conditions that impact revenues and expenditures. The rise in property values in Lee County does not have an effect on the Authority as they do not receive ad-valorem revenues. Instead, the Authority is funded by bond fees and interest income from invested cash reserves. These funding sources recognize the positive, long-term impact the Authority has on the community and it is anticipated that they will continue to support the Authority in an effort to provide a stable tax base and encourage new businesses to relocate to the County.

**Request for information**

This financial report is designed to provide readers with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives and expends. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Board of Directors, Lee County Industrial Development Authority, Fort Myers, Florida.

BASIC  
FINANCIAL STATEMENTS

**Lee County Industrial Development Authority**  
**Balance Sheet - Governmental Funds and Statement of Net Position**  
**September 30, 2024**

	General Fund	Adjustments	Statement of Net Position
<b>ASSETS</b>			
Current assets:			
Cash and cash equivalents	\$ 386,490	\$ -	\$ 386,490
Certificates of deposits	1,538,320	-	1,538,320
Total assets	\$ 1,924,810	\$ -	1,924,810
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	\$ 2,970	\$ -	2,970
Total liabilities	2,970	-	2,970
<b>FUND BALANCE</b>			
Unassigned	1,921,840	-	
Total fund balance	1,921,840	-	
Total liabilities and fund balance	\$ 1,924,810	\$ -	
<b>NET POSITION</b>			
Unrestricted			1,921,840
Total net position			\$ 1,921,840

*The accompanying notes are an integral and essential part of these financial statements.*

**Lee County Industrial Development Authority**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance -**  
**Governmental Funds and Statement of Activities**  
**For the fiscal year ended September 30, 2024**

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
REVENUES			
Bond closing costs	\$ 240,713	\$ -	\$ 240,713
Interest income	52,571	-	52,571
Total revenue	<u>293,284</u>	<u>-</u>	<u>293,284</u>
EXPENDITURES/EXPENSES			
Economic Development			
Designated for eco dev programs	385	-	385
Other expenses	2,214	-	2,214
State special district fees	400	-	400
Horizon foundation sponsorship	75,000	-	75,000
Marketing support	240	-	240
Bookkeeping & administration	15,000	-	15,000
Audit fees	6,620	-	6,620
Bank service charge	42	-	42
Insurance	5,020	-	5,020
Legal fees	9,698	-	9,698
Meeting costs	83	-	83
Total expenditures / expenses	<u>114,702</u>	<u>-</u>	<u>114,702</u>
Excess of revenues over (under) expenditures/expenses	178,582	-	178,582
Fund balance / net position - October 1, 2023	<u>1,743,258</u>	<u>-</u>	<u>1,743,258</u>
Fund balance / net position - September, 30, 2024	<u>\$ 1,921,840</u>	<u>\$ -</u>	<u>\$ 1,921,840</u>

*The accompanying notes are an integral and essential part of these financial statements.*

**Lee County Industrial Development Authority**  
**Notes to Financial Statements**  
**September 30, 2024**

**Note 1. Organization**

The Lee County Industrial Development Authority (the "Authority") is a dependent special district located in Fort Myers, Florida. The Authority was established by State Statute on September 3, 1975 for the purpose of fostering industrial and business development of Lee County Florida. The Authority is granted access to a County provided facility located at 2201 Second Street #500, and the Authority utilizes the services of an Administrator to manage the day to day affairs of the Authority.

Florida Statute 159, grants the Authority the ability to issue industrial development revenue bonds, which allow private industry access to long-term capital funds for capital expansion projects at favorable interest rates. Although the bonds are technically special obligation bonds of the Authority, they are payable solely from the revenue generated by the project for which they are issued, and neither the Authority, the County, nor the State of Florida are responsible for their repayment.

The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (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.

**Net Position/Fund Balance Classification**

Governmental funds report fund balances as either nonspendable or spendable. Spendable fund balances are further classified as restricted, committed, assigned or unassigned, based on the extent to which there are external or internal constraints on the spending of these fund balances.

Nonspendable fund balances include amounts that cannot be spent because they are not in spendable form or legally or contractually required to be maintained intact.

**Spendable Fund Balances:** Amounts that are (a) not in spendable form or (b) legally or contractually required to be maintained intact. "Not in spendable form" includes items that are not expected to be converted to cash (such as inventories and prepaid amounts) and items such as long-term amount of loans and notes receivable, as well as property acquired for resale. The corpus (or principal) of a permanent fund is an example of an amount that is legally or contractually required to be maintained intact.

**Restricted Fund Balance:** Amounts that are restricted to specific purposes, and are restricted through enabling legislation and are legally enforceable. The legislation that creates revenue stream must also stipulate the purposes for which that revenue can be used.

**Committed Fund Balance:** Amounts that are committed for specific purposes by formal action of the governments highest level of decision making authority. These amounts are not subject to legal enforceability as in restricted, however those amounts cannot be used for any other purpose unless the government removes or changes the limitation by taking the same form of action it employed to previously impose the limitation.

**Lee County Industrial Development Authority**  
**Notes to Financial Statements**  
**September 30, 2024**

**Note 1. Organization, Continued**

**Net Position/Fund Balance Classification, Continued**

Assigned Fund Balance: Amounts that are intended by the government to be used for specific purposes but are neither restricted nor limited. Intent should be expressed by either (a) the governing body itself, or (b) a subordinate high-level body or official possessing the authority to assign amounts to be used for specific purposes.

Unassigned Fund Balance: Is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has been restricted, limited, or assigned to specific purposes within the general fund.

Government-wide statements utilize an economic resources measurement focus and categorize net position among the following components:

**Invested in Capital Assets, Net of Related Debt**

The portion of net position which represents the Authority's equity and capital assets, less the amount of related debt.

**Restricted Net Position**

The portion of net position which is segregated due to external restrictions imposed by creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

**Unrestricted Net Position**

The portion of net position which is available for general operations.

**Note 2. Summary of Significant Accounting Policies**

The following is a summary of the Authority's more significant accounting principles and policies:

**Reporting Entity**

The Authority is a dependent special district of Lee County, Florida as defined by Florida Statutes. The governing body of Lee County, Florida appoints the Authority's governing board. The Authority has developed criteria to determine whether outside agencies should be included within its financial reporting entity. The criteria include, but are limited to, whether the Authority (1) selects the governing authority of management, (2) has the ability to significantly influence operations, (3) has accountability for fiscal matters (e.g. final budget approval, responsibility for funding deficits, management of assets, etc.). Using these criteria, the Authority has not included in its financial statements the activities of any other entity.

**Lee County Industrial Development Authority**  
**Notes to Financial Statements**  
**September 30, 2024**

**Note 2. Summary of Significant Accounting Policies, Continued**

**Basis of Accounting**

The government-wide and fund financial statements are combined.

The Governmental Funds Balance Sheet and Statement of Net Position and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and Statement of Activities combines information about the reporting government as a whole and funds statements to report its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions or activities.

The Authority utilizes the following fund:

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

**Budgets**

The Authority adopts its budgets on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at year-end. Estimated beginning cash balances are considered in the budgetary process and are not included in the financial statements as budgeted revenue.

The annual budget serves as the legal authorization for expenditures. Expenditures of the general fund cannot legally exceed the total expenditure amount budgeted for each fund. The level of control for appropriations is exercised at the object level. The Board, at public meetings, approves all budget amendments, which change the legally adopted total appropriation for the general fund.

**Revenues**

The Authority receives a fee equal the one-half of one percent of the face amount of each industrial bond issued, or as agreed upon by the Board. The revenue recognition period established by the Board is 90 days from year-end.

**Management Estimates**

The preparation of financial statement in conformity with accounting principles generally accepted in the United States of America requires the Authority to make estimates and assumptions that affect the reported net position, assets, liabilities, fund equity and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the year ended. Actual results could differ from those estimates.

**Income Taxes**

The Authority is exempt from all state and federal income taxes.

**Lee County Industrial Development Authority**  
**Notes to Financial Statements**  
**September 30, 2024**

**Note 3. Cash and Investments**

Cash and investments consist of interest bearing checking and money market accounts and certificates of deposit carried at market value. At September 30, 2024, the bank balance of all accounts was \$386,490 and the book balance of deposits was \$386,490. The Authority held eight certificates of deposit, with market values totaling \$1,538,320 with varying maturity dates.

All Authority deposits are held in qualified public depositories pursuant to Florida Statutes, Chapter 280. In addition to insurance provided by the Federal Deposit Insurance Corporation (FDIC), demand deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds.

Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral, and if necessary, assessments against other qualified public depositories of the same type as the depository in default. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof.

**Note 4. Subsequent Events**

The Authority evaluated events and transactions after September 30, 2024 through March 31, 2025, the date the financial statements were available to be issued, for subsequent events and determined that there were no events to report during that period.

**REQUIRED SUPPLEMENTARY  
INFORMATION**

**Lee County Industrial Development Authority**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Fiscal Year Ended September 30, 2024**

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>REVENUES</b>				
Bond application fees	\$ 1,200	\$ 1,200	\$ -	\$ (1,200)
Bond closing	360,000	360,000	240,713	(119,287)
Interest income	7,500	7,500	52,571	45,071
Total revenues	<u>368,700</u>	<u>368,700</u>	<u>293,284</u>	<u>(75,416)</u>
<b>EXPENDITURES</b>				
Financial and administrative				
Operating expenditures	<u>371,020</u>	<u>371,020</u>	<u>114,702</u>	<u>256,318</u>
Total expenditures	<u>371,020</u>	<u>371,020</u>	<u>114,702</u>	<u>256,318</u>
Excess of Revenues Over Expenditures	(2,320)	(2,320)	178,582	180,902
Fund balance, October 1, 2023	<u>1,743,258</u>	<u>1,743,258</u>	<u>1,743,258</u>	<u>-</u>
Fund balance, September 30, 2024	<u><u>\$ 1,740,938</u></u>	<u><u>\$ 1,740,938</u></u>	<u><u>\$ 1,921,840</u></u>	<u><u>\$ 180,902</u></u>

**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***

Board of Directors  
Lee County Industrial Development Authority  
Fort Myers, 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 of Lee County Industrial Development Authority, (the "Authority") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 31, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority'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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 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 Authority'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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### ***Purpose of this Report***

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

*Ashley, Brown & Smith, CPAs*

Punta Gorda, Florida  
March 31, 2025

## **Management Letter**

Board of Directors  
Lee County Industrial Development Authority  
Fort Myers, Florida

### **Report on the Financial Statements**

We have audited the financial statements of Lee County Industrial Development Authority, (the "Authority"), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 31, 2025.

### **Auditor's Responsibility**

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

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 31, 2025, should be considered in conjunction with this management letter.

### **Prior Audit Findings**

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

### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Authority had no component units as of September 30, 2024.

## **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 Authority 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 Authority 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 Authority. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and 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, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the Authority'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)6., Rules of the Auditor General, the Authority reported:

- a. The Authority does not have any employees.
- b. The Authority did not hire any independent contractors during the fiscal year under audit.
- c. The Authority did not have any construction projects with a total cost of at least \$65,000 that is scheduled to begin on or after October 1 of the fiscal year being reported.
- d. 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 Authority amends a final adopted budget under Section 189.016(6), Florida Statutes, is located on pages 14.

### **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**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the (Board of Commissioners, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Ashley, Brown & Smith, CPAs*

Punta Gorda, Florida  
March 31, 2025

## **Independent Accountant's Examination Report**

Board of Directors  
Lee County Industrial Development Authority  
Fort Myers, Florida

We have examined Lee County Industrial Development Authority, (the "Authority") compliance with Section 218.415, Florida Statutes, in regards to investments for the year ended September 30, 2024.

Management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority'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 Authority complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Authority complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

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

*Ashley, Brown & Smith, CPAs*

Punta Gorda, Florida  
March 31, 2025