

1925



TEMPLE TERRACES  
*Tampa's Orange Grove Suburb De Luxe*



2025

**TEMPLE TERRACE,  
FLORIDA COMMUNITY REDEVELOPMENT  
AGENCY- FINANCIAL  
STATEMENTS  
FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**



# TEMPLE TERRACE

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# TEMPLE TERRACE

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City of Temple Terrace, Florida  
Community Redevelopment Agency  
Financial Statements  
for the Fiscal Year Ended  
September 30, 2025

**Prepared by Finance Department:**

Jim Ingram, Finance Director

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Jamie Deve, Finance Operations Manager



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## **FINANCIAL SECTION**

Independent Auditor's Report

Management Discussion and Analysis

Financial Statements

- Statement of Net Position and Governmental Fund Balance Sheet
- Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balances
- Notes to Financial Statements

## Independent Auditor's Report

Members of the Community Redevelopment Agency Board  
City of Temple Terrace, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

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

In our opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the CRA as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for 12 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA'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 CRA'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 schedule 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 July 9, 2026, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

**Forvis Mazars, LLP**

**Tampa, Florida  
July 9, 2026**



# TEMPLE TERRACE

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

As management of the City of Temple Terrace, Florida Community Redevelopment Agency (the "CRA"), we offer readers of the CRA's financial statements this narrative overview and analysis of the CRA's financial activities for the fiscal year ended September 30, 2025.

### ***FINANCIAL HIGHLIGHTS***

- The CRA has \$908,624 in assets, \$4,987 in liabilities, and a net position of \$903,637 at September 30, 2025.
- Current year revenues of \$1,587,817 represent an increase of \$173,245 over the prior year amount of \$1,414,572.
- Current year expenditures were \$1,088,230 compared to \$1,022,721 in 2024.
- The CRA final budget increased from the originally adopted budget amounts due to the carryover of \$327,625 in expenditures approved in FY 2024 that had not been fully expensed.

### ***OVERVIEW OF THE FINANCIAL STATEMENTS***

This discussion and analysis are intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the basic financial statements.

### ***GOVERNMENT-WIDE FINANCIAL STATEMENTS***

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

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

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Also, capital assets are capitalized and depreciated on the statement of net position whereas related purchases are expended on government fund financial statements.

### ***GENERAL FUND***

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

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

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

to facilitate this comparison between General Fund and governmental activities.

***NOTES TO THE FINANCIAL STATEMENTS.***

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are an integral part of the basic financial statements.

***OTHER INFORMATION***

The CRA adopts an annual appropriated budget for its General Fund. A budgetary comparison schedule has been provided for the General Fund to demonstrate compliance with this budget.

***GOVERNMENT-WIDE FINANCIAL ANALYSIS***

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, there is a net position of \$903,637, which includes a cash balance of \$908,624, in FY 2025.

**Statement of Net Position as of September 30, 2025**

| Category              | FY 2024   | FY 2025   |
|-----------------------|-----------|-----------|
| <b>ASSETS</b>         |           |           |
| Equity in pooled cash | \$404,050 | \$908,624 |
| TOTAL ASSETS          | 404,050   | 908,624   |
| <b>LIABILITIES</b>    |           |           |
| Accounts payable      | 0         | 4,987     |
| TOTAL LIABILITIES     | 0         | 4,987     |
| <b>NET POSITION</b>   |           |           |
| Unrestricted          | 404,050   | 903,637   |
| TOTAL NET POSITION    | \$404,050 | \$903,637 |

***GOVERNMENTAL ACTIVITIES***

Governmental activities increased net position during fiscal year 2025. Liabilities increased to \$4,987 compared to zero as of September 30, 2024, while assets increased to \$908,624. Tax Incremental Financing (TIF) revenue increased for the current year. A 12.25% increase in revenue (from \$1,414,572 in 2024 to \$1,587,817 in 2025) was caused by increased City of Temple Terrace (the "City") and Hillsborough County (the "County") contributions to the CRA Fund of \$93,007 and 66,176, respectively. The Tampa Port Authority ("TPA") TIF revenue increased by \$1,109 and \$36,993 in investment income was recorded. The total combined contribution increase of \$160,292 is mainly the result of the appreciation in property values on which City, County, and the TPA contributions are based. Hillsborough County's millage rate decreased from 5.7309 in Fiscal Year 2024 to 5.6026 in Fiscal Year 2025. The millage rates for the City and TPA remained the same as the prior fiscal year.

Expenses for the CRA were \$1,088,230 for 2025 as compared to \$1,022,721 for 2024. Expenses included debt service payments of \$902,940 for notes payable for the City's purchase of land for the benefit of the CRA and \$178,745 for the design of the Riverside Park project within the CRA. services associated with operations of the CRA. Also included was an expense of \$6,545 related to contractual services for the Economic Development department. Total expense during FY 2025 was below final budget by \$900,779.

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

## **Statement of Activities**

| Category               | FY 2024     | FY 2025     |
|------------------------|-------------|-------------|
| GENERAL REVENUES       |             |             |
| Intergovernmental      | \$1,390,532 | \$1,550,824 |
| Investment earnings    | 24,040      | 36,993      |
| TOTAL GENERAL REVENUES | 1,414,572   | 1,587,817   |
| EXPENSES               |             |             |
| General Government     | 1,022,721   | 1,088,230   |
| TOTAL EXPENSES         | 1,022,721   | 1,088,230   |
| Change in Net Position | 391,851     | 499,587     |
| Beginning Net Position | 12,199      | 404,050     |
| ENDING NET POSITION    | \$404,050   | \$903,637   |

### ***FINANCIAL ANALYSIS OF THE GENERAL FUND***

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

The purpose of the CRA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements. Unassigned fund balance may serve as a useful measurement of a government's net resources available for spending at the end of the fiscal year. The CRA had a fund balance of \$903,637 as of September 30, 2025, and a balance of \$404,050 as of September 30, 2024.

### ***GENERAL FUND BUDGETARY HIGHLIGHTS***

Actual CRA revenues were \$8,376 over budget at Fiscal Year September 30, 2025. This was all due to interest revenue exceeding budget. Professional Services budgeted for \$35,000 were not needed and no appropriation was needed to be approved for the following fiscal year (2025). Design work for the Riverside Park Capital project in the CRA was budgeted and encumbered for \$323,067 in Fiscal Year 2024; an additional \$400,000 for the project was budgeted in Fiscal Year 2025 giving a total budget of \$723,067 for the project. Project work commenced in early Fiscal Year 2025; the encumbered amount was approved by City Council and the CRA Board to be rolled over to the Fiscal Year 2026 budget.

### ***CAPITAL ASSET ADMINISTRATION***

The CRA's net investment in capital assets as of September 30, 2025, amounts to zero, no change from the previous year.

### ***ECONOMIC FACTORS AND CONDITIONS***

An increase in area property values resulted in an increase in City and County contributions to the CRA Fund for FY 2025. Taxable values rose 8.32% in FY 2025, a trend upward since 2015. The CRA's funding mechanism, TIF revenue, is set to sunset in FY 2035, meaning FY 2034 will be the last year the City, County, and Tampa Port authority will be contributing this revenue to the CRA.

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

***REQUESTS FOR INFORMATION***

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director via the City's website (<http://www.templeterrace.gov>), by phone at 813-506-6414, or mailed to:

City of Temple Terrace  
Finance Director  
11250 N 56<sup>th</sup> Street  
Temple Terrace, FL  
33617

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

## **Financial Statements**

- Statement of Net Position and Governmental Fund Balance Sheet
- Statement of Activities and Governmental Fund Revenues, Expenditures, and Changed in Fund Balances

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

**Statement of Net Position and Governmental Fund Balance Sheet**

| Category                          | General Fund       | Adjustments | Statement of Net Position |
|-----------------------------------|--------------------|-------------|---------------------------|
| <b>ASSETS</b>                     |                    |             |                           |
| Equity in pooled cash             | \$908,624          | \$0         | \$908,624                 |
| TOTAL ASSETS                      | 908,624            | 0           | 908,624                   |
| <b>LIABILITIES</b>                |                    |             |                           |
| Accounts payable                  | 4,987              | 0           | 4,987                     |
| TOTAL LIABILITIES                 | 4,987              | 0           | 4,987                     |
| <b>FUND BALANCES/NET POSITION</b> |                    |             |                           |
| Fund Balances                     |                    |             |                           |
| Unassigned                        | 903,637            | 0           | 903,637                   |
| TOTAL FUND BALANCES               | 903,637            | 0           | 903,637                   |
| TOTAL LIABILITIES & FUND BALANCES | <u>\$903,637</u>   |             |                           |
| <b>NET POSITION</b>               |                    |             |                           |
| Unrestricted                      |                    | 0           | 903,637                   |
|                                   | TOTAL NET POSITION | <u>\$0</u>  | <u>\$903,637</u>          |

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

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

**Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance for Fiscal Year Ended September 30, 2025**

| Category                                                 | General Fund | Adjustments | Statement of Activities |
|----------------------------------------------------------|--------------|-------------|-------------------------|
| REVENUES                                                 |              |             |                         |
| Intergovernmental                                        | \$1,550,824  | \$0         | \$1,550,824             |
| Investment earnings                                      | 36,993       | 0           | 36,993                  |
| TOTAL REVENUES                                           | 1,587,817    | 0           | 1,587,817               |
| EXPENDITURES                                             |              |             |                         |
| General Government                                       | 1,088,230    | 0           | 1,088,230               |
| TOTAL EXPENDITURES                                       | 1,088,230    | 0           | 1,088,230               |
| Excess/Deficiency of Revenues<br>Over/Under Expenditures | 499,587      | 0           | 499,587                 |
| FUND BALANCES, BEGINNING                                 | 404,050      | 0           | 404,050                 |
| FUND BALANCES, ENDING                                    | \$903,637    | \$0         | \$903,637               |



# TEMPLE TERRACE

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## **NOTES TO THE FINANCIAL STATEMENTS**

### **Note I—Summary of Significant Accounting Policies**

- Financial Reporting Entity
- Government-wide and Fund Financial Statements
- Measurement Focus, Basis of Accounting, and Financial Statement Presentation
- Budgets and the Budgetary Process
- Pooled Cash and Equivalents
- Property and Equipment
- Fund Balance
- Estimates and Assumptions

### **Note II—Stewardship, Compliance, and Accountability**

- Material Violations of Finance Related Legal and Contractual Provisions
- Excess of Expenditures over Appropriations

### **Note III—Detail Notes**

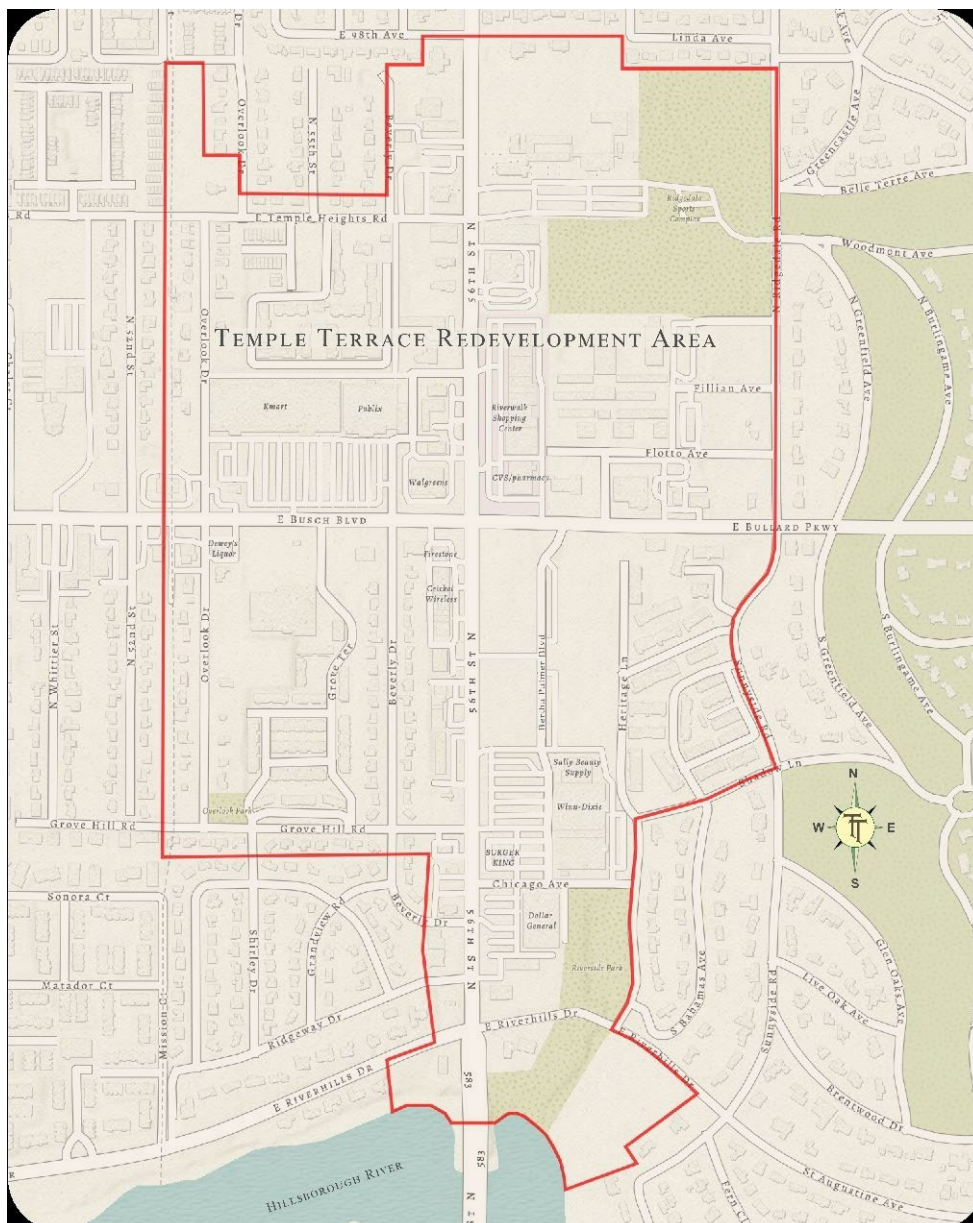
- Assets
- Liabilities

## Note I – Summary of Significant Accounting Policies

### ***FINANCIAL REPORTING ENTITY***

The Temple Terrace Community Redevelopment Agency Board consists of the Mayor and City Council and serves as the governing board and managing authority of the Community Redevelopment Area (CRA). The CRA was originally established by City Council on September 23<sup>rd</sup>, 1999, via resolution number 116-99 to oversee redevelopment and revitalization of the City's redevelopment area in accordance with Florida Statute, chapters 163 and 189. The CRA is a blended component unit within the City's Annual Comprehensive Financial Report.

The City provides accounting and administrative support to the CRA without charge; the CRA does not have personnel or administrative facilities.



City of Temple Terrace, Florida  
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September 30, 2025

Pursuant to Florida Statute 163.387, the CRA is funded primarily by incremental ad valorem tax revenues levied and remitted in amounts proportionate to property tax values for each participating entity. The CRA is economically dependent on such revenue. The participating entities include the City of Temple Terrace, Hillsborough County, and the Tampa Port Authority.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America.

These financial statements present the financial position and results of operations controlled by or dependent upon the CRA for the purpose of complying with state law, specifically Florida Statutes Section 163.387(8)(a) which requires separate audited financial statements for each CRA that has revenues or expenditures that exceed \$100,000. In evaluating the CRA as a reporting entity, management has addressed all potential component units for which the CRA may or may not be financially accountable and, as such, be includable in the CRA's financial statements. No component units exist which would require inclusion in the CRA's financial statements.

### ***GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS***

The CRA has only governmental activities and only one function, and, as such, it is eligible for special-purpose financial statement presentation; accordingly, the government-wide financial statements are presented together with the governmental fund financial statements, described below, with an adjustment column presented to reconcile the two sets of statements.

### ***MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION***

Government-wide Financial Statements - The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Entity-wide financial statements consist of the Statement of Net Position and the Statement of Activities.

Governmental Fund Financial Statements - The CRA has one governmental fund type, which is the General Fund. The General Fund is the primary operating fund used to account for all resources and operations. Governmental funds are accounted for on a "spending" or "financial flow" measurement focus. This means that only current assets and current liabilities are generally included on the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the current period. Expenditures generally are recorded when a liability is incurred.

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

### ***BUDGETS AND THE BUDGETARY PROCESS***

The CRA's Board adopts an annual operating budget, which can be amended by the Board throughout the year.

At the fund level, actual expenditures cannot exceed the total fund budgeted amount; however, the City Manager or the Finance Director is authorized by the Board to make transfers between line items as needed.

The accompanying Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual for the General Fund reflects the original and final budget authorization amounts, which includes all amendments. Appropriations lapse at the close of the fiscal year.

For the year ended September 30, 2025, the CRA's budget was prepared on a modified accrual basis.

### ***POOLED CASH AND EQUIVALENTS***

Pooled cash and equivalents are stated at fair value.

### ***CAPITAL ASSETS***

Property and equipment purchased in the General Fund are recorded as expenditures at the time of purchase. It is the policy of the CRA to capitalize property and equipment over \$5,000 with an estimated useful life in excess of 1 year. Depreciation is recorded using the straight-line method over useful lives varying from 3 to 40 years, depending upon the asset type. As of September 30, 2025, the CRA does not have any capital assets.

### ***FUND BALANCE***

The unassigned fund balance for governmental funds represents the CRA's resources available for future operations. On an annual basis, this is zero as all appropriated amounts are provided toward debt reduction related to obligations of the City entered into for the benefit of the CRA area.

### ***ESTIMATES AND ASSUMPTIONS***

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions. These assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

## **Note II – Stewardship, Compliance, and Accountability**

### ***MATERIAL VIOLATIONS OF FINANCE RELATED LEGAL AND CONTRACTUAL PROVISIONS***

The City has no material violations of finance-related legal and contractual provisions.

## **Note III – Detail Notes**

### ***ASSETS***

#### **Cash and Investments**

The CRA's cash and equivalents account is combined with the pooled cash of the City. The City's cash accounts consist of interest-bearing, demand accounts and certificates of deposit, all of which were entirely covered by federal depository insurance or by a multiple financial institution collateral pool pursuant to the Public Depository Security Act of the State of Florida. This Act requires that the City maintain deposits only in "qualified public depositories." All qualified public depositories must deposit with the State Treasurer eligible collateral in such amounts as required by the Act. In addition, qualified public depositories are required under the Act to assume mutual responsibility against loss caused by the default or insolvency of other qualified public depositories of the same type. Should a default or insolvency occur, the State Treasurer will implement procedures for payment of losses according to the validated claims of the City. As of September 30, 2025, the CRA holds a balance of \$903,637 of the City's pooled funds.

Earnings from the pooled funds are allocated to the CRA based on the CRA's proportionate share of the pool.

#### **Capital Assets**

The CRA did not have any capital outlay or donated assets for the year ended September 30, 2025.

### ***LIABILITIES***

#### **Long- Term Liabilities**

On February 2, 2021, the Council approved a revenue refunding note which would decrease the annual interest rate to 2.75% from 3.28%. This is now called the 2021 Taxable Refunding Revenue Note. This note represents obligations taken out by the City to purchase land and provide for community redevelopment within the Redevelopment District. The Revenue Note is not the obligation of the CRA but rather represents debt obligations to the City and thus not reflected on the CRA financial statements.

#### **Short- Term Liabilities**

On September 30, 2025, the CRA had a short-term liability of \$4,987 for engineering services received during FY 2025. The liability was paid in October 2025.

## **REQUIRED SUPPLEMENTARY INFORMATION**

- Schedule of Revenues, Expenditures, and Changes in Fund Balance Budget and Actual

City of Temple Terrace, Florida  
Community Redevelopment Agency  
September 30, 2025

**Schedule of Revenues, Expenditures, and Changes in Fund Balance Budget and Actual**

| Category                      | Original<br>Budget | Final Budget | Actual<br>Amounts | Variance with<br>Final Budget—<br>Positive<br>(Negative) |
|-------------------------------|--------------------|--------------|-------------------|----------------------------------------------------------|
| Revenues                      |                    |              |                   |                                                          |
| Intergovernmental             | \$1,554,441        | \$1,554,441  | \$1,550,824       | (\$3,617)                                                |
| Investment Earnings           | 25,000             | 25,000       | 36,993            | 11,993                                                   |
| Appropriated fund balance     | 81,943             | 409,568      | 0                 | (405,568)                                                |
| Total Revenues                | 1,661,384          | 1,989,009    | 1,587,817         | (401,192)                                                |
| Expenditures                  |                    |              |                   |                                                          |
| General Government            | 1,661,384          | 1,989,009    | 1,088,230         | (900,779)                                                |
| Total Expenditures            | 1,661,384          | 1,989,009    | 1,088,230         | (900,779)                                                |
| Excess/Deficiency of Revenues |                    |              |                   |                                                          |
| Over/Under Expenditure        | 0                  | 0            | 499,587           | 499,587                                                  |
| Fund balance, beginning       | 0                  | 0            | 404,050           | 404,050                                                  |
| Fund balance, ending          | \$0                | \$0          | \$903,637         | \$903,637                                                |

Note: This schedule is prepared on the basis of generally accepted accounting principles.

## **COMPLIANCE SECTION**

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of Basic Financial Statements Performed in accordance with Government Auditing Standards

Independent Accountant's Report

Independent Auditor's Management Letter

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

**Independent Auditor's Report**

Members of the Community Redevelopment Agency Board  
City of Temple Terrace, 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 (*Government Auditing Standards*), the financial statements of the City of Temple Terrace, Florida Community Redevelopment Agency (the "CRA") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's financial statements and have issued our report thereon dated July 9, 2026.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA'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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

## **Report on Compliance and Other Matters**

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

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

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA'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 CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

**Forvis Mazars, LLP**

**Tampa, Florida  
July 9, 2026**

## Independent Accountant's Report

Members of the Community Redevelopment Agency Board  
City of Temple Terrace, Florida

We have examined the City of Temple Terrace, Florida Community Redevelopment Agency's (the "CRA") compliance with the requirements of Sections 163.387(6), 163.387(7) and 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA'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 CRA complied with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the CRA's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of 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 CRA's compliance with specified requirements.

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

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

**Forvis Mazars, LLP**

**Tampa, Florida  
July 9, 2026**

## **Independent Auditor's Management Letter**

Members of the Community Redevelopment Agency Board  
City of Temple Terrace, Florida

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

We have audited the basic financial statements of the City of Temple Terrace, Florida Community Redevelopment Agency (the "CRA") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated July 9, 2026.

### ***Auditor's Responsibility***

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

### ***Other Reporting Requirements***

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated July 9, 2026, should be considered in conjunction with this management letter.

### ***Prior Audit Findings***

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

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

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority is disclosed in the notes to the financial statements.

### ***Financial Condition and Management***

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the CRA 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 CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

### ***Property Assessed Clean Energy (PACE) Programs***

As required by Section 10.554(1)(i)6.a, *Rules of the Auditor General*, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the CRA's 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 218.38(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 CRA reported:

- a. The total number of CRA employees compensated in the last pay period of the CRA fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. Each construction project with a total cost of at least \$65,000 approved by the CRA that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as listed below:
  - i. N/A
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the CRA amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$327,625.

***Additional Matters***

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have 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 CRA's Board of Directors, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

***Forvis Mazars, LLP***

**Tampa, Florida  
July 9, 2026**



# TEMPLE TERRACE

*Amazing City. Since 1925.*

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**TEMPLE TERRACE**  
*Amazing City. Since 1925.*

