

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)**

FINANCIAL STATEMENTS

SEPTEMBER 30, 2025

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
FINANCIAL STATEMENTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Community Redevelopment Agency of the City of Fort Myers, Florida
Fort Myers, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and major fund of the Community Redevelopment Agency of the City of Fort Myers, Florida (CRA), a component unit of the City of Fort Myers, 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 above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the CRA, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 the 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 CRA'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 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 required supplementary information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 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 grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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 CRA's internal control over financial reporting and compliance.

CS&L CPAs

CS&L CPAs, P. A.

March 18, 2026
Bradenton, Florida



MANAGEMENT'S DISCUSSION AND ANALYSIS

The Community Redevelopment Agency of the City of Fort Myers, Florida (CRA) management offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with the basic financial statements.

Financial Highlights

- The assets and deferred outflows of resources of the CRA exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$15,696,914 (net position).
- The CRA's total net position increased by \$2,621,488 during the year ended September 30, 2025.
- The CRA participates in the City of Fort Myers, Florida's (City) pension and OPEB plans. The CRA reports the proportionate share of the City's actuarially calculated net pension liability and total OPEB plan liability, and related deferred inflows and deferred outflows. The CRA's proportionate share of the total OPEB and net pension liabilities at year end is \$176,300 and \$193,630, respectively. The CRA's proportionate share of the total OPEB liability increased \$16,608 and the net pension liability decreased \$338,772, due to market fluctuations and other actuarial valuation changes.
- As of the close of the current fiscal year, the CRA's governmental fund reported an ending fund balance of \$14,949,756, an increase of \$2,421,820. The entire fund balance is either non-spendable or restricted for redevelopment purposes within the CRA's boundaries.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements which is comprised of three components:

- 1) government-wide financial statements,
- 2) fund financial statements,
- 3) notes to the financial statements.

This report also contains 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 deferred outflows of resources and liabilities and deferred inflows of resources, with the difference 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 in a manner similar to the approach used by private-sector businesses in that revenues are recognized when earned or established criteria are satisfied and expenses reported when incurred. Accordingly, revenues are reported even when they may not be collected for several months after the end of the year and expenses are reported even though they may not have used cash during the current fiscal year.

Both government-wide financial statements distinguish functions of the CRA that are principally supported by taxes. The CRA is only involved in governmental activities.

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

Fund Financial Statements: Funds are a group of self-balancing accounts. Funds are used to account for specific activities of the CRA. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA reported one fund which is a governmental fund. The CRA's governmental 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 governmental 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 the CRA's near-term financing requirements.

Because the focus of the governmental fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental 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 CRA's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between the governmental fund and governmental activities.

The CRA adopts an annual appropriated budget for its governmental fund. A budgetary comparison schedule has been provided for these funds to demonstrate compliance with the budget.

The basic governmental fund financial statements, including reconciliations, can be found on pages 12 through 15 of this report.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes should be read in conjunction with the financial statements and begin on page 16.

Other Information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the CRA's budgetary comparisons, as well as pension and other postemployment benefits information. Required supplementary information is listed in the table of contents.

Government-wide Financial Analysis

The following table presents a condensed statement of net position as of September 30, 2025 with comparative totals as of September 30, 2024.

	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Current and other assets	\$ 15,942,171	\$ 13,787,195
Capital assets (net of depreciation)	1,492,565	1,518,957
Total assets	17,434,736	15,306,152
Deferred outflows of resources	53,989	111,991
Long-term liabilities	785,837	1,173,546
Other liabilities	667,565	866,019
Total liabilities	1,453,402	2,039,565
Deferred inflows of resources	338,409	303,152
Net Position:		
Net investment in capital assets	1,452,508	1,483,377
Restricted	14,244,406	11,592,049
Total Net Position	<u>\$ 15,696,914</u>	<u>\$ 13,075,426</u>

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, assets and deferred outflows exceeded liabilities and deferred inflows by \$15,696,914 at the close of September 30, 2025.

The CRA's net position includes net investment in capital assets of \$1,452,508, which reflect its capital assets (e.g., buildings, improvements, equipment, infrastructure, right-to-use assets), net of depreciation and amortization, less any related liabilities used to acquire those assets that are still outstanding. The CRA uses these capital assets to provide services; consequently, these assets are not available for future spending.

The remaining net position is restricted for redevelopment purposes.

The following is a summary of the changes in net position for the year ended September 30, 2025, with comparative totals for the year ended September 30, 2024.

	Governmental Activities	
	2025	2024
Revenues:		
Program revenues:		
Operating grants and contributions	\$ 318,048	\$ 431,735
Capital grants and contributions	–	755,775
Total program revenues	318,048	1,187,510
General revenues:		
Tax incremental financing proceeds	4,270,394	3,728,120
Miscellaneous revenues	653,246	713,218
Total revenues	5,241,688	5,628,848
Expenses:		
Economic environment	7,936,071	7,194,095
Transportation	12,489	–
Total expenses	7,948,560	7,194,095
Transfers from the City of Fort Myers, net	5,328,360	5,934,284
Change in Net Position	2,621,488	4,369,037
Net Position – beginning of year	13,075,426	8,706,389
Net Position – end of year	\$ 15,696,914	\$ 13,075,426

Governmental activities increased the CRA's net position by \$2,621,488. Compared to the prior year, revenues decreased \$387,160, primarily due to a decrease in private contributions of \$755,775 offset by an increase in tax incremental financing proceeds of \$542,274.

Expenses increased by \$754,465. This was largely due to subsidies and other assistance provided within the CRA areas.

Financial Analysis of the Governmental Fund

As noted earlier, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related and other legal requirements. The focus of the CRA's governmental fund 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.

As of the end of the current fiscal year, the CRA's governmental fund reported an ending fund balance of \$14,949,756, an increase of \$2,421,820 in comparison with the prior year. Other than non-spendable fund balance of \$733,112, fund balance is restricted for redevelopment within the CRA's boundaries. CRA revenues increased over prior year by \$379,105, similar to the increase in governmental activities revenues. Because expenditures at the fund level include capital outlay and do not include personnel costs that will be incurred in future years (compensated absences, pension and OPEB), the expenditures can vary significantly compared to expenses reported as governmental activities. At the fund level, expenditures increased over the prior year by \$255,863. This was due to increases subsidies and assistance within the CRA boundaries, offset by a decrease in capital outlay.

Budgetary Highlights

The operating budget was presented publicly twice; first to the CRA's Advisory Board for recommendations, and, the second public hearing was made to the CRA's Board of Commissioners. The budget was adopted by Resolution pursuant to the requirements of Florida Statutes. There were budget amendments made during the year. All budget amendments that increased the aggregate budget appropriations were approved by the Board of Commissioners. Budgeted revenues were increased for expected miscellaneous revenues and contributions from private sources and budgeted expenditures were increased for additional subsidies and other expenditures.

Capital Assets and Debt Administration

Capital Assets: The CRA's capital assets for its governmental-type activities as of September 30, 2025, amounted to \$1,492,565 (net of accumulated depreciation). Capital assets includes buildings, improvements, equipment and infrastructure.

Capital assets as of September 30, 2025 and 2024 are as follows:

	Governmental Activities	
	2025	2024
Land	\$ 210,000	\$ 210,000
Buildings	806,125	839,125
Equipment	398,750	375,415
Improvements	8,579	10,417
Infrastructure	69,111	84,000
Total	<u>\$ 1,492,565</u>	<u>\$ 1,518,957</u>

Additional information on the CRA's capital assets can be found in note 4.

Long-Term Liabilities: At the end of the current fiscal year, the CRA had total long-term liabilities outstanding of \$785,837 which includes the proportionate share of the City's net pension liability

totaling \$193,630, the proportionate share of the City's total OPEB related liability totaling \$176,300, lease liability of \$364,907, and the CRA's liability for compensated absences totaling \$51,000.

Additional information on the CRA's long-term liabilities can be found in notes 5, 7 and 8.

Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the CRA's budget for the 2026 fiscal year:

- The City of Fort Myers, Florida is expecting taxable assessed values to be consistent compared to the prior year. Ad valorem tax revenues are heavily relied upon for redevelopment within the CRA boundaries.
- The City property tax millage rate remained as the prior year rate. The rate used in conjunction with the 2026 budget was 6.5000 mills.

The total budgeted revenues for the CRA for the 2026 fiscal year are \$5,139,758 (excluding transfers and expected use of fund balances). Total budgeted expenditures for the CRA for the 2026 fiscal year are \$20,320,731.

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 Community Redevelopment Agency of the City of Fort Myers, Florida, 1400 Jackson Street, Fort Myers, Florida 33901.

BASIC FINANCIAL STATEMENTS

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 7,429,394
Investments	7,409,995
Accounts receivable	674
Interest receivable	44,146
Prepaid expenses	21,128
Land held for resale	711,984
Right-to-use asset	324,850
Capital assets:	
Land	210,000
Buildings	806,125
Improvements	398,750
Equipment	8,579
Infrastructure	69,111
Total Assets	17,434,736
DEFERRED OUTFLOWS OF RESOURCES	
Other postemployment benefits	34,408
Pension	19,581
Total Deferred Outflows	53,989
LIABILITIES	
Accounts payable	41,040
Accrued and other liabilities	6,540
Customer deposits	2,311
Unearned revenue	674
Advances from the City of Fort Myers, Florida	617,000
Non current liabilities:	
Due within one year	83,166
Due in more than one year	702,671
Total Liabilities	1,453,402
DEFERRED INFLOWS OF RESOURCES	
Other postemployment benefits	38,710
Pension	299,699
Total Deferred Inflows	338,409
NET POSITION	
Net investment in capital assets	1,452,508
Restricted for:	
Redevelopment	14,244,406
TOTAL NET POSITION	\$ 15,696,914

The accompanying notes are an integral part of these financial statements

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Governmental Activities
Program Expenses:	
Economic environment	\$ 7,936,071
Transportation	12,489
Total Program Expenses	<u>7,948,560</u>
Program Revenues:	
Operating grants and contributions	<u>318,048</u>
Total Program Revenues	<u>318,048</u>
Net Program Revenue	(7,630,512)
General Revenues:	
Miscellaneous revenues	653,246
Tax incremental financing proceeds	<u>4,270,394</u>
Total General Revenues	<u>4,923,640</u>
Transfers:	
Transfers from the City of Fort Myers, Florida	7,406,761
Transfers to the City of Fort Myers, Florida	<u>(2,078,401)</u>
Total Transfers	<u>5,328,360</u>
Change in Net Position	2,621,488
Net position, beginning of year	<u>13,075,426</u>
Net position, end of year	<u><u>\$ 15,696,914</u></u>

The accompanying notes are an integral part of these financial statements

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
BALANCE SHEET – GOVERNMENTAL FUND
SEPTEMBER 30, 2025

	Governmental Fund
ASSETS	
Cash and cash equivalents	\$ 7,429,394
Investments	7,409,995
Accounts receivable, net	674
Interest receivable	44,146
Prepaid items	21,128
Land held for resale	711,984
	<u>711,984</u>
Total assets	<u><u>\$ 15,617,321</u></u>
LIABILITIES	
Accounts payable	\$ 41,040
Accrued and other liabilities	6,540
Customer deposits	2,311
Unearned revenue	674
Advances from the City of Fort Myers, Florida	617,000
	<u>617,000</u>
Total liabilities	<u>667,565</u>
FUND BALANCE	
Non-spendable	733,112
Restricted for community redevelopment	14,216,644
	<u>14,216,644</u>
Total fund balance	<u>14,949,756</u>
TOTAL LIABILITIES AND FUND BALANCE	<u><u>\$ 15,617,321</u></u>

The accompanying notes are an integral part of these financial statements

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
 (A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
 RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUND
 TO THE STATEMENT OF NET POSITION
 SEPTEMBER 30, 2025

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

Fund Balance – Governmental Fund	\$ 14,949,756
Capital assets used in governmental activities are not financial resources and, therefore, are not reported by the governmental fund	1,492,565
The right-to-use assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund	324,850
Long-term liabilities, including compensated absences, are not due in the current period and therefore are not reported in the fund	
Compensated absences	(51,000)
Other postemployment benefits liability	(176,300)
Net pension liability	(193,630)
Lease liability	(364,907)
Deferred outflows related to other postemployment benefits	34,408
Deferred outflows related to pension	19,581
Deferred inflows related to other postemployment benefits	(38,710)
Deferred inflows related to pension	(299,699)
NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 15,696,914</u>

The accompanying notes are an integral part of these financial statements

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Governmental Fund
REVENUES	
Tax incremental financing proceeds	\$ 4,270,394
Miscellaneous	653,246
Contributions – private sources	318,048
Other	1,055
	<u>5,242,743</u>
Total Revenues	<u>5,242,743</u>
EXPENDITURES	
Current:	
Transportation	12,489
Economic environment	7,935,078
Total current	<u>7,947,567</u>
Debt service:	
Lease payments	57,777
Interest	13,566
	<u>71,343</u>
Total debt service	<u>71,343</u>
Capital outlay	<u>130,373</u>
Total Expenditures	<u>8,149,283</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,906,540)
OTHER FINANCING SOURCES (USES)	
Transfers from the City of Fort Myers, Florida	7,406,761
Transfers to the City of Fort Myers, Florida	<u>(2,078,401)</u>
Total other financing sources (uses)	<u>5,328,360</u>
NET CHANGE IN FUND BALANCE	2,421,820
FUND BALANCES – Beginning of year	<u>12,527,936</u>
FUND BALANCES – End of year	<u><u>\$ 14,949,756</u></u>

The accompanying notes are an integral part of these financial statements

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
 (A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
 RECONCILIATION OF THE STATEMENT OF REVENUES,
 EXPENDITURES AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND
 TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED SEPTEMBER 30, 2025

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

Net changes in fund balance – governmental fund	\$ 2,421,820
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In the statement of activities, the right-to-use asset from a lease is amortized
 over the life of the lease. However, the right-to-use asset is not reported in
 the governmental fund.

Amortization of right-to-use asset	(68,390)
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Governmental funds report capital outlays as expenditures. However, in the
 statement of activities, the cost of those assets is allocated over their
 estimated useful lives and reported as depreciation expense.

Capital outlay as capital asset additions	129,318
Less current depreciation	(155,710)

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 the governmental fund:

Change in compensated absences liability	1,632
Change in lease liability	63,913

Change in other postemployment benefits (OPEB):

Total OPEB liability	(16,608)
Deferred inflows of resources	16,643
Deferred outflows of resources	9,782

Change in pension:

Net pension liability	338,772
Deferred outflows of resources	(67,784)
Deferred inflows of resources	(51,900)

CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES

	<u><u>\$ 2,621,488</u></u>
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The accompanying notes are an integral part of these financial statements

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. REPORTING ENTITY

The Community Redevelopment Agency of the City of Fort Myers, Florida (CRA) was established November 5, 1984 by the City of Fort Myers (City) under Ordinance 2259 pursuant to Chapter 163, Part III of the Florida Statutes. The mission of the CRA is to provide equitable, impactful incentives, while implementing redevelopment plans that enable revitalization and foster engagement and opportunities for stakeholders, using sound fiscal practices and professional staff to improve quality of life for our diverse community. The six City Council Members and the Mayor of the City are the governing board of the CRA, sitting as the Board of Commissioners, which elects a chairperson and vice-chairperson. The CRA is fiscally dependent on the City because it is unable to issue bonded debt without approval by the City. The majority of the revenue sources result from tax increment financing, which is a commitment of the City's taxing power.

The CRA includes the Downtown Redevelopment Area, the Central Fort Myers Redevelopment Area, the Cleveland Avenue Redevelopment Areas and the Dr. Martin Luther King, Jr. Boulevard Redevelopment Areas. The CRA is presented as a non-major special revenue fund in the City's Annual Comprehensive Financial Report for the year ended September 30, 2025.

The financial statements present the financial position and results of the operations solely of the CRA. 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. No component units exist which would require inclusion in the CRA's financial statements.

B. BASIS OF PRESENTATION

BASIS OF ACCOUNTING: BASIC FINANCIAL STATEMENTS – GOVERNMENT-WIDE STATEMENTS

The CRA's basic financial statements include government-wide financial statements. The basic financial statements present only governmental activities, as the CRA conducts no business-type activities. The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements include a statement of net position and a statement of activities. The statement of net position reports all financial and capital resources of the CRA's governmental activities. It is presented in a net position format (assets plus deferred outflows less liabilities plus deferred inflows equal net position) and is shown with three components: net investment in capital assets, restricted net position and unrestricted net position. Since all of the net position is restricted for redevelopment within the CRA's boundaries, there is no unrestricted net position in the statement of net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges for services including licenses and permits, fines and other related revenues and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items that do not meet the criteria of program revenues are reported instead as general revenues.

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NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

BASIC FINANCIAL STATEMENTS – FUND FINANCIAL STATEMENTS

The CRA's basic financial statements also include fund financial statements. The CRA's accounts are organized on the basis of funds, which are self-balancing set of accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, reserves, fund balance, revenues and expenditures.

The CRA only has one governmental fund which follows the modified accrual basis of accounting. Under this method, revenues are recorded when they become 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. The CRA considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a fund liability is incurred.

Incremental taxes are recognized as revenue in the fiscal year for which the taxes have been levied to the extent they result in current receivables. No material amount of taxes is receivable at the end of the fiscal year.

C. BUDGETARY INFORMATION

An annual budget for the CRA is adopted on a basis consistent with U.S. generally accepted accounting principles. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is at the fund level. Expenditures should not exceed total appropriations. All annual appropriations lapse at the end of the fiscal year. Budget amendments are approved by the City Council.

D. CASH AND CASH EQUIVALENTS

The CRA considers all highly liquid investments with original maturities of three months or less when purchased to be cash equivalents.

E. INVESTMENTS

The CRA participates in the City's cash and investment pool which includes cash, cash equivalents, equity and fixed income securities, and investments held in an external investment pool. The equity and fixed income securities are reported at fair value. The difference between the initial cost and fair value of investments held is recorded as net unrealized gains or losses and is included in net investment earnings. Purchases and sales of investments are recorded on the trade dates. Net realized gains and losses on sale of investments, along with interest and dividends, are reflected in current operating results as miscellaneous revenues consistent with the City's presentation.

The City's cash and investment pool invests surplus funds in three external investment pools: 1) a Local Government Surplus Funds Trust Fund known as Florida PRIME; 2) the Florida Surplus Asset Trust Fund known as FL SAFE; and 3) Florida Public Assets for Liquidity Management known as FL PALM. These external investment pools are considered a qualifying external investment pool that meets all of the necessary criteria to elect to measure all of the investments at amortized cost. The CRA only participates in Florida PRIME and FL SAFE.

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

F. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets (such as roads, bridges, sidewalks, and similar assets) are reported in the government-wide financial statements. Capital assets are defined by the CRA as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Capital assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at their acquisition value at the date of donation. The costs of normal repair and maintenance that do not add to the value of the asset or extend the useful life of the asset are expensed as incurred.

Capital assets of the CRA are depreciated on a straight-line basis over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings	20 – 40
Improvements other than buildings	15 – 50
Equipment	3 – 15
Infrastructure	20 – 40

G. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Two items qualify for reporting in this category. A deferred outflow of pension resources and OPEB resources are reflected in the government-wide statement of net position.

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This separate financial statement element, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The CRA has two items that qualify for reporting in this category. A deferred inflow of pension and OPEB benefits are reported in the government-wide statement of net position.

H. LONG-TERM OBLIGATIONS

In the government-wide financial statements, long-term obligations are reported as liabilities. In the fund financial statements, no long-term obligations are reported as they are not due to be paid from current financial resources. Amounts payable within one year are classified noncurrent liabilities due within one year on the government-wide statement of net position.

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NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

I. COMPENSATED ABSENCES

Employees earn vacation and sick leave in varying amounts based on length of service. Employees may also earn up to 120 hours of compensatory time. Upon termination, employees are paid 100% of the accumulated vacation and compensatory time at current base hourly rates. Vacation accumulation is capped at a maximum number of hours depending on employee category. Upon termination of employment, if the employee is eligible to receive retirement benefits, either regular or early benefits, whether or not the benefits begin at termination or are deferred, the employee receives 33% of accumulated sick leave paid at the employee's current base hourly rate. The current portion of compensated absences payable is the amount estimated to be used or paid in the following fiscal year.

A liability for accrued compensated absences of the governmental activities is not reported in the balance sheet of the governmental funds and, accordingly, represents a reconciling item between the fund and government-wide presentations. All compensated absences are accrued when incurred in the government-wide financial statements.

J. NET POSITION

Net position in the government-wide statement of net position is reported in three parts as applicable: net investment in capital assets; restricted and unrestricted. When both restricted and unrestricted resources are available, restricted resources are used first, and then unrestricted resources, as they are needed. The CRA does not have unrestricted net position as of September 30, 2025.

K. FUND BALANCE

The CRA fund balance classifications as reported on the balance sheet comprise a hierarchy based primarily on the extent to which the CRA is bound to observe constraints imposed upon the use of the resources reported in the governmental fund. Fund balance classifications, are non-spendable and spendable. Spendable is then further classified as restricted, committed, assigned, and unassigned. These classifications reflect not only the nature of fund, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements.

The CRA classified governmental fund balances as follows:

Non-spendable – 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. “Not in spendable form” includes items that are not expected to be converted to cash (such as prepaid amounts). The CRA had non-spendable fund balance related to prepaid items of \$21,128 and land held for resale of \$711,984 as of September 30, 2025.

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Spendable Fund Balance:

- Restricted – This component consists of amounts that are subject to externally enforceable legal restrictions, which are imposed either (a) by third parties, such as creditors (through debt covenants), grantors, contributors, or laws or regulations of other governments, or (b) by law through constitutional provisions or enabling legislation. Enabling legislation authorizes the CRA to assess, levy, charge or otherwise mandate payment of resources (from external resource providers) and includes a legally enforceable requirement (compelled by external parties) that those resources be used only for the specific purposes stipulated in the legislation.
- Committed – This component consists of amounts that can only be used for specific purposes imposed by formal action (resolution) of the CRA's Board of Commissioners, the highest level of decision-making authority. The committed amounts are not subject to legal enforceability by external parties, as in restricted fund balance; however, these amounts cannot be used for any other purpose unless the Board of Commissioners removes or changes the limitation by taking the same form of action (resolution) it employed to previously commit those amounts.
- Assigned – This component consists of amounts that are constrained by the CRA's intent to be used for specific purposes but do not meet the criteria to be classified as committed. The CRA's Board of Commissioners has by resolution authorized the following individuals to express intentions for assigned fund balance: (a) CRA Executive Director, or (b) other subordinate high-level body or official possessing the authority to assign amounts to be used for specific purposes. Included in this category is any fund balance carry-forward used to balance the subsequent year's budget.
- Unassigned – This classification represents amounts that have not been restricted, committed or assigned to specific purposes within the CRA.

As of September 30, 2025, the CRA only had restricted spendable fund balance which is restricted through enabling legislation to be utilized on redevelopment within the CRA's boundaries.

The CRA uses restricted amounts first when both restricted and unrestricted fund balance is available, unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the CRA would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made. The CRA does not have a formal minimum fund balance policy.

L. PROGRAM REVENUES

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

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

The CRA's primary source of revenues are tax incremental revenues collected by the City and remitted to the CRA.

M. ESTIMATES

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

N. ENCUMBRANCES

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded as a reservation of budget, is employed as an extension of the statutorily required budgetary process. All encumbrances lapse at the end of the fiscal year. Contracts that require completion after the fiscal year end must be re-appropriated in the subsequent year. The CRA had outstanding encumbrances as of September 30, 2025 totaling \$343,823.

O. COMMITMENTS

As of September 30, 2025, the CRA had contracts for construction and other matters which were not completed by year end. These contracts totaled \$1,660,576, of which \$294,597 was not expended as of September 30, 2025.

P. ADOPTION OF A NEW ACCOUNTING STANDARD

Effective October 1, 2024, the CRA adopted new accounting guidance by implementing the provisions of Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences* (GASB No. 101). GASB No. 101 updates the recognition and measurement guidance for compensated absences, including vacation, sick leave, and other paid leave benefits. Under GASB No. 101, liabilities for compensated absences are recognized when the benefits are both attributable to services already rendered and are expected to be paid. The standard eliminates the requirement to segregate obligations into "vesting" and "non-vesting" components, instead emphasizing whether leave accumulates and whether it is more likely than not to be paid.

The adoption of GASB No. 101 had no effect on net position or fund balance, as initially reported.

NOTE 2 – CASH AND CASH EQUIVALENTS

At September 30, 2025, the carrying amount of the CRA's deposits was \$7,429,394.

Custodial credit risk is the risk that in the event of a bank failure, the CRA's deposits may not be returned to the CRA. These deposits include demand deposits and nonnegotiable certificates of deposit and are insured by the Federal Deposit Insurance Corporation or by collateral pursuant to the Florida Security for Public Deposits Act (Florida Statutes Chapter 280).

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NOTE 2 – CASH AND CASH EQUIVALENTS – CONTINUED

Under this Act, financial institutions that qualify as public depositories pledge securities that have a market value equal to 50% – 125% of the average daily balance for each month of all public deposits in excess of applicable deposit insurance. The Public Deposit Security Trust Fund has a procedure to allocate and recover losses in the event of default or insolvency. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof.

NOTE 3 – INVESTMENTS

Since the CRA participates in the City's cash and investment pool, the CRA follows the City's investment policy. Florida Statutes and the City's investment policy authorize investments that include money market accounts, savings accounts, interest bearing time deposits, repurchase agreements, the Local Government Surplus Funds Trust Fund administered by the Florida State Board of Administration (SBA), or other local government investment pool authorized by F.S. §163.01, obligations of the U.S. Government, government agencies guaranteed by the U.S. Government and certain bond mutual funds. Derivative products are prohibited unless specifically approved by City Council in advance.

The basic goals of the City's investment program, in order of priority are 1) safety of the investments; 2) maintenance of sufficient liquidity to meet cash flow needs, and 3) attainment of a market average rate of return (yield), taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio.

The cash and investment pool consists of the Local Government Surplus Funds Trust Fund investment account, the Florida Surplus Asset Fund Trust, and cash. Cash balances and requirements of all funds are considered in determining the amount to be invested. Interest earned on pooled cash and investments is allocated monthly to participating City funds based on their monthly ending cash balance.

Local Government Surplus Trust Fund – Florida PRIME

The Local Government Surplus Funds Trust Fund (Florida PRIME) is an open-pool investment fund operated by the Florida State Board of Administration ("SBA"). The fund operates in the same manner as institutional money-market funds and is available to all Florida government entities.

Florida PRIME is governed by Chapters 215 and 218, Florida Statutes, and Chapter 19-7 of the Florida Administrative Code (collectively, "Applicable Florida Law"). The Board of Trustees of the SBA ("Trustees") consists of the Governor, as Chairman, the Chief Financial Officer, as Treasurer, and the Attorney General, as Secretary. The Trustees will annually certify that Florida PRIME is in compliance with the requirements of Chapter 218, Florida Statutes, and that the management of Florida PRIME is in accordance with best investment practices.

The Trustees delegate the administrative and investment authority to manage Florida PRIME to the Executive Director of the SBA, subject to Applicable Florida Law. The Trustees appoint an Investment Advisory Council. The Council will, at least annually, review this Policy and any proposed changes prior to its presentation to the Trustees and will undertake other duties set forth in Applicable Florida Law. Pursuant to Florida law, the Auditor General will conduct an annual financial audit of Florida PRIME, which will include testing for compliance with this Policy.

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NOTE 3 – INVESTMENTS – CONTINUED

The primary investment objectives for Florida PRIME, in priority order, are safety, liquidity, and competitive returns with minimization of risks. Investment performance of Florida PRIME is evaluated on a monthly basis against the Standard & Poor's U.S. AAA & AA Rated GIP All 30 Day Net Yield Index. While there is no assurance that Florida PRIME will achieve its investment objectives, it endeavors to do so by following the investment strategies described in its investment policy.

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 79, *Certain External Investment Pools and Pool Participants*, Florida PRIME currently meets all of the necessary criteria to elect to measure all of the investments in Florida PRIME at amortized cost. Therefore, the CRA's participant account balance is reported at amortized cost.

With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operation of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional fifteen days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed fifteen days."

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. From October 1, 2024 through September 30, 2025, no such disclosure has been made. As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100 percent of their account value.

The audited financial statements of Florida PRIME are available annually on Florida's SBA's website.

Florida Surplus Asset Fund Trust – Florida SAFE

Florida Surplus Asset Fund Trust ("FL SAFE") is a local government investment pool that serves the cash management needs of governments in Florida. FL SAFE seeks to provide competitive yields consistent with the preservation of capital and daily liquidity. FL SAFE is organized pursuant to Florida Statutes 163.01, is an authorized investment under 218.415, and invests according to the provisions of its permitted investments as listed in the Indenture of Trust.

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NOTE 3 – INVESTMENTS – CONTINUED

Investors in the Trust are entitled to vote on the election of Trustees, certain amendments to the Trust's Indenture of Trust and reorganization of the Trust. Investors also are entitled to vote on other matters as required by the Trust's Indenture of Trust. Each investor is entitled to one vote, so long as Trust shares are held on the record date.

The Board of Trustees oversees the actions of the Investment Advisor, Administrator, Operational Manager and Distributor, Custodian, Legal Counsel, Safekeeping Bank and decides on general policies. The majority of the Board of Trustees will be constituted by finance representatives that also serve as the Investment Officer per Florida Statutes for their respective governments. The Board of Trustees serve with three year overlapping terms and do not receive any monetary compensation for their service.

The Advisory Council members are recommended by the FL SAFE Administrator and Investment Advisor, and the Advisory Council is confirmed by the Board. They serve at will, and as a Participant, provide additional insight and advice of FL SAFE Investment programs and services.

The Indenture of Trust provides for the creation of multiple separate specialized investment portfolios called "Series" within the Trust and sets forth the manner in which the Series may be created and managed. Currently the Trust includes a liquid stable net asset value \$1.00 fund called the "FL SAFE Stable NAV Fund" or "Stable NAV Fund" and a variable net asset value fund called the "FL SAFE Variable NAV Fund" or "Variable NAV Fund", with these two funds collectively referred to as the "Funds", and one or more Term Series portfolios, as may be established from time to time, each of which has a fixed duration and may have a different investment policy as set forth herein.

In accordance with Governmental Accounting Standards Board (GASB) Statement No. 79, *Certain External Investment Pools and Pool Participants*, Florida SAFE currently meets all of the necessary criteria to elect to measure all of the investments in Florida SAFE at amortized cost. Therefore, the CRA's participant account balance is reported at amortized cost.

The Board and Participants will receive an audited annual report from the Trust's independent auditor that contains important financial information about the Series of the Trust. Participants will also receive confirmation of purchases and redemption of shares in the Funds, as well as a monthly statement detailing the entire month's activity.

The general investment approach and objectives of the Stable NAV Fund and Variable NAV Fund, collectively the Funds, investment activities shall be: (1) safety of capital; (2) liquidity of funds; (3) transparency; and (4) investment income, in that order. The FL SAFE Stable NAV Fund adheres to an Investment Policy adopted by the Board of Trustees, as amended on October 28, 2021, and follows the investment criteria for an AAAM S&P rated Net Stable Value Fund. The FL SAFE Variable NAV Fund adheres to an Investment Policy adopted by the Board of Trustees on October 28, 2021 and follows the investment criteria for an AAAM and S1 S&P rated Bond Fund.

Per the Indenture of Trust, the Trustees may temporarily suspend the right of redemption or postpone the date of payment for redeemed shares during any period (i) when there shall have occurred any state of war, national emergency, act of God, banking moratorium or suspension of payments by banks in the State of Florida or

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NOTES TO FINANCIAL STATEMENTS**

NOTE 3 – INVESTMENTS – CONTINUED

any general suspension of trading or limitation of prices on the New York Stock Exchange (“NYSE”) or American Stock Exchange (now known as NYSE AMEX) (other than customary week-end or holiday closings) or (ii) when any emergency exists as a result of which disposal by the Funds of its investments is not reasonably practicable because of the substantial losses which might be incurred or it is not reasonably practicable for the applicable Fund fairly to determine the value of its net assets.

Such suspension or postponement shall not alter or affect a Participant's beneficial interest hereunder as measured by its Shares or the accrued interest and earnings thereon. Such suspension or payment shall take effect at such time as the Trustees shall specify but not later than the close of business on the business day next following the declaration of suspension, and thereafter there shall be no right of redemption or payment until the Trustees shall declare the suspension or postponement at an end, except that the suspension or postponement shall terminate in any event on the first day on which the period specified in subsection (a) or in this subsection (b) shall have expired, as to which the determination of the Trustees shall be conclusive. In the case of a suspension of the right of redemption or a postponement of payment for redeemed Shares, a Participant may either (i) withdraw its request for redemption or (ii) receive payment based on the net asset value existing after the termination of the suspension.

Although investors in certain Term Series may have redemption rights, Term Series are designed to be held for the full term of that Series. Shares in certain Term Series may be redeemed prior to the maturity date of that Series upon a seven days’ advance notice of redemption to the Operational Manager and a penalty will likely be assessed. The penalty, which may be substantial, could include the amount necessary to recoup for the Series any penalty charges, losses and other costs attributable to the early redemption.

In regards to liquidity risk, a Fund could experience significant net redemptions of its shares at a time when it was unable to find willing buyers for its portfolio securities or could only sell its portfolio securities at a material loss.

In regards to redemption risk, the Funds may experience periods of heavy redemptions that could cause the applicable fund to liquidate its assets at inopportune times or at a loss or depressed value, particularly during periods of declining or illiquid markets. Redemptions by a few large Participants may have a significant adverse effect on the ability to maintain a stable \$1.00 share price or the net asset value of the Series, as applicable.

Credit Risk

Safety of principal is the foremost objective of the City’s investment policy. The City’s policy limits the credit risk by limiting investments to the safest types of securities; pre-qualifying the financial institutions with which it will conduct business; diversifying the investment portfolio so that the failure of any one issuer or backer will not place an undue financial burden upon the City; and monitoring all the City’s investments on a daily basis to anticipate and respond appropriately to a significant reduction of credit worthiness of any of the depositories.

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NOTE 3 – INVESTMENTS – CONTINUED

As of September 30, 2025, the City's investments in money market funds were rated AAAm by Standard and Poor's (S&P) and Aaa-mf by Moody's Investor Service (Moody's). U.S. Treasury and agency securities were rated Aaa by Moody's and AA+ by S&P. The City's investments in corporate bonds were rated Aaa by Moody's and not rated by S&P. Florida PRIME is rated AAAm by S&P. FL SAFE is rated by S&P and the current rating is "AAAm" for the FL SAFE Stable NAV Fund and "AAAf / S1" for the FL SAFE Variable NAV Fund.

Interest Rate Risk

In accordance with its investment policy, the City mitigates its interest rate risk by structuring the City's portfolio so that the securities mature to meet the City's cash requirements, thereby avoiding the need to sell securities on the open market prior to their maturation; and investing primarily in shorter-term securities, unless it can be anticipated that long-term securities can be held to maturity without jeopardizing liquidity requirements.

Florida PRIME has a dollar weighted average days to maturity of 47 days. Next interest rate reset dates for floating rate securities are used in the calculation of the WAM. The weighted average life of Florida PRIME at September 30, 2025 is 73 days.

The dollar weighted average days to maturity (WAM) of FL SAFE is 28 days for the FL SAFE Stable NAV Fund. Rising interest rates could cause the value of the Funds' investments – and therefore its share price as well – to decline. Conversely, any decline in interest rates is likely to cause the Funds' yield to decline, and during periods of low interest rates, the Funds' yield may approach zero.

Foreign Currency Risk

Florida PRIME and FL SAFE were not exposed to any foreign currency risk during the period from October 1, 2024 through September 30, 2025.

Concentration of Credit Risk

Investments in U.S. Treasury securities comprised approximately 18.25% of total investments. The City's investment policy provides for diversification of investments by limiting investments to avoid over-concentration in securities from a specific issuer or business sector (excluding U.S. Treasury securities).

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NOTE 3 – INVESTMENTS – CONTINUED

Fair Value and Maturity

The CRA's investments consist of the following:

Investment Type	Total	Investment Maturities		
		Less than 1 Year	1–5 Years	More than 5 Years
U.S. Treasury securities	\$ 1,964,574	\$ –	\$ 1,964,574	\$ –
Agency securities	61,217	61,217	–	–
Corporate bonds	1,278,765	51,484	1,214,188	13,093
Municipal bonds	163,150	–	163,150	–
Asset backed securities	706,460	–	649,936	56,524
Mortgage backed securities	711,518	31,721	608,275	71,522
Money market accounts	925,545	N/A	N/A	N/A
Corporate stocks	2,199	N/A	N/A	N/A
Total investments at fair value	5,813,428	<u>\$ 144,422</u>	<u>\$ 4,600,123</u>	<u>\$ 141,139</u>
Florida SAFE investment pool recognized at amortized cost	346,207			
Florida PRIME investment pool recognized at amortized cost	<u>1,250,360</u>			
Total investments	<u>\$ 7,409,995</u>			

The City uses the market approach to measure the fair value of investments as of September 30, 2025, in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The CRA has the following recurring fair value measurements as of September 30, 2025, using quoted market prices (Level 1 inputs): U.S. Treasury securities of \$1,964,574 and corporate stocks of \$2,199.

The CRA has the following recurring fair value measurements as of September 30, 2025, using quoted market prices and other observable inputs (Level 2 inputs): agency securities of \$61,217, corporate bonds of \$1,278,765, municipal bonds of \$163,150, asset backed securities of \$706,460, and mortgage backed securities of \$711,518.

Money market accounts of \$925,545 are included in the investments at fair value, however, they are measured at amortized cost.

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NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities				
Capital assets not being depreciated:				
Land	\$ 210,000	\$ –	\$ –	\$ 210,000
Total capital assets not being depreciated	210,000	–	–	210,000
Capital assets being depreciated:				
Buildings	937,500	–	–	937,500
Equipment	551,595	129,318	(6,600)	674,313
Improvements	42,464	–	–	42,464
Infrastructure	297,775	–	–	297,775
Total capital assets being depreciated	1,829,334	129,318	(6,600)	1,952,052
Less accumulated depreciation for:				
Buildings	98,375	33,000	–	131,375
Equipment	176,180	105,983	(6,600)	275,563
Improvements	32,047	1,838	–	33,885
Infrastructure	213,775	14,889	–	228,664
Total accumulated depreciation	520,377	155,710	(6,600)	669,487
Total capital assets, being depreciated, net	1,308,957	(26,392)	–	1,282,565
Governmental activities capital assets, net	<u>\$ 1,518,957</u>	<u>\$ (26,392)</u>	<u>\$ –</u>	<u>\$ 1,492,565</u>

Depreciation expense in the government-wide statement of activities is included as an economic environment expense in the amount of \$155,710.

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NOTE 4 – CAPITAL ASSETS – CONTINUED

The CRA also has recognized a right-to-use asset (see Note 5). Right-to-use asset activity for fiscal year ended September 30, 2025, was as follows:

Lease asset				
Office space	<u>\$ 598,409</u>	<u>\$ –</u>	<u>\$ –</u>	<u>\$ 598,409</u>
Total lease assets	<u>598,409</u>	<u>–</u>	<u>–</u>	<u>598,409</u>
Less accumulated amortization for:				
Office space	<u>205,169</u>	<u>68,390</u>	<u>–</u>	<u>273,559</u>
Total accumulated amortization	<u>205,169</u>	<u>68,390</u>	<u>–</u>	<u>273,559</u>
Total lease assets, being amortized, net	<u>\$ 393,240</u>	<u>\$ (68,390)</u>	<u>\$ –</u>	<u>\$ 324,850</u>

Amortization expense for the year ended September 30, 2025 was \$68,390 and is included in economic environment expense in the statement of activities.

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NOTE 5 – LONG-TERM LIABILITIES

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

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities					
Total OPEB liability	\$ 159,692	\$ 24,599	\$ (7,991)	\$ 176,300	\$ –
Net pension liability	532,402	575,546	(914,318)	193,630	–
Lease liability	428,820	–	(63,913)	364,907	68,166
Compensated absences	52,632	–	(1,632) *	51,000	15,000
	<u>\$ 1,173,546</u>	<u>\$ 600,145</u>	<u>\$ (987,854)</u>	<u>\$ 785,837</u>	<u>\$ 83,166</u>

* The change in compensated absences is reported net.

The CRA entered into a lease for office space effective July 1, 2020 and terminating on June 30, 2025, with the option to extend the term of the lease for one additional five year term. During 2024, the lease was extended. Monthly payments on the lease escalate annually based on fixed amounts and range from \$6,468 to \$7,279 over the extended five-year term. The monthly payments increase annually by 3% each year during the extension term. The lease expense for the year ended September 30, 2025 was as follows:

Lease expense:	
Amortization expense by class of underlying asset	
Office space	<u>\$ 68,390</u>
Total amortization expense	68,390
Interest on lease liability	<u>11,837</u>
Total lease expense	<u>\$ 80,227</u>

Future minimum lease payments for this lease are as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Payments</u>
2026	\$ 68,166	\$ 10,022	\$ 78,188
2027	72,618	7,916	80,534
2028	77,276	5,674	82,950
2029	82,149	3,289	85,438
2030	64,698	811	65,509
	<u>\$ 364,907</u>	<u>\$ 27,712</u>	<u>\$ 392,619</u>

NOTE 6 – ADVANCES FROM THE CITY OF FORT MYERS, FLORIDA

The amount payable to the General Fund of City of Fort Myers, Florida comprises advances to the Dr. Martin Luther King, Jr. Boulevard Redevelopment and Cleveland Avenue Redevelopment Tax Increment Financing Districts. Total advances at September 30, 2025 were \$617,000.

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NOTE 7 – PENSION PLAN

General Information about the Pension Plan and Plan Administration

Employees of the CRA are provided with pension benefits provided through the City's General Employees' Pension Plan (the Plan). The Plan is a single employer defined benefit public employee retirement that is administered by the City of Fort Myers, Florida (City).

The Plan provides retirement, termination, disability and death benefits to Plan members and their beneficiaries. Regular full-time employees enter on the first of the month coincident with or next following the date of employment. Certain positions are allowed to opt out of the Plan.

The City Council has the authority to establish and amend the benefit provisions of the Plan. A Board of Trustees (the Board) governs the Plan which consists of seven trustees. The Board comprises the president of the employees' association; a trustee appointed by the employees' association; a non-union City employee that is a member of the retirement system, elected by the members of the retirement system that are non-union City employees; a trustee appointed by the City Council; the City Manager or his designee, and; a sixth and seventh trustee appointed by the other trustees.

Separate financial statements are not issued for the Plan.

Benefit Provisions

Benefits under the Plan are as follows:

- Normal retirement: Date of retirement is the first of month coincident with or next following the earlier of (1) the attainment of age 62 and the completion of five years of credited service, (2) the age when credited service plus age equals 80, or (3) 30 years of credited service, regardless of age. The benefit amount is 2.10% of the average final compensation multiplied by credited service prior to April 2, 1998 plus 3.00% of the average final compensation multiplied by credited service after April 2, 1998 through September 17, 2012, plus Rate A or B for service after September 17, 2012. Rate A is 1.80% and Rate B is 3.00%.
- Early retirement: Date of retirement is the earlier of the attainment of age 55 and the completion of seven years of credited service, or age 60 and five years of credited service. The benefit amount is determined using the same calculations as for normal retirement and reduced by 4.0% for each year prior to normal retirement.
- Termination of employment: Vested members (members with seven or more years of credited service) receive their accrued benefit payable at retirement age. Non-vested members (members with less than seven years of credit service) receive a return of their accumulated contributions.
- Disability benefits: Total and permanent benefits, as determined by the Board, for eligible members that have at least five years of credited service. The benefit amount is determined using the same calculations as for normal retirement, based on total service and the average final compensation as of the date of disability.

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NOTE 7 – PENSION PLAN – CONTINUED

- Pre-retirement death benefits: Vested benefits are paid for ten years at the member's normal (unreduced) or early (reduced) retirement date. Beneficiaries of non-vested members receive a return of their accumulated contributions.

Benefit terms provide for an annual 2.5% cost of living increase (COLA) for Tier 3 and Tier 4 members with at least three years of increased member contributions. The COLA is payable to normal and early retirees, in addition to disability retirees, vested terminated members, and joint pensioners and beneficiaries.

Tier 2 and Tier 4 members receive a supplemental benefit of \$200 per month, payable for the retiree's lifetime only (not subject to the cost of living adjustments). Members must make additional contributions for a minimum of three years for this benefit.

Contributions

Member contribution requirements are established by City Code Section 62-185, which may be amended by the City Council. Member contributions vary based on the rate and tier selected by the employee. The City is required to contribute, at an actuarially determined rate, the remaining amount required in order to pay current costs and amortize unfunded past service costs, if any, as provided in Chapter 112, Florida Statutes. Administrative costs of the Plan are financed through Plan contributions and investment earnings. Contributions to the Plan by the CRA totaled \$168,774 for the year ended September 30, 2025.

Employees are eligible for the Deferred Retirement Option Program (DROP) upon the satisfaction of normal retirement requirements. Participation in the DROP may not exceed sixty months. At the member's election, the rate of return may be (1) the actual net rate of investment return (total return net of brokerage commissions, management fees and transaction costs) credited each fiscal quarter, or (2) 3.0% per annum compounded monthly. Members may elect to change the form of return one time. Participating members receive their distribution as a cash lump sum (options available) at the termination of employment. As of September 30, 2025, the CRA did not have any employees in the DROP.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2025, the CRA reported a net pension liability of \$193,630 for its proportionate share of the net pension liability. The net pension liability was measured as of September 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of October 1, 2024. The CRA's proportion of the net pension liability was based on the CRA's proportion of covered-employee payroll. At September 30, 2025, the CRA's proportion was 1.57 percent.

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NOTE 7 – PENSION PLAN – CONTINUED

For the year ended September 30, 2025, the CRA's proportionate share of pension expense was \$89,430. At September 30, 2025, the CRA reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 3,440	\$ –
Changes of assumptions	16,141	–
Net difference between projected and earnings	–	299,699
Total	<u>\$ 19,581</u>	<u>\$ 299,699</u>

Net amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending September 30</u>	
2026	\$ 18,649
2027	(146,781)
2028	(118,014)
2029	(33,972)
	<u>\$ (280,118)</u>

Actuarial Assumptions

The total pension was determined by an actuarial valuation performed as of October 1, 2024, updated to September 30, 2025. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Inflation	2.50%
Salary increases	Serviced Based
Discount rate	7.25%
Investment rate of return	7.25%

The investment rate of return is net of pension plan investment expense, including inflation.

Mortality rates for healthy active lives were based on the PubG.H-2010 for Employees, set back one year, for females and on the PubG.H-2010 for Employees, set back one year, for males. Mortality rates for healthy retiree lives were based on the PubG.H-2010 for Healthy Retirees for females and on the PubG.H-2010 (Below Median) for Healthy Retirees, set back one year, for males. Mortality rates for beneficiary lives were based on the PubG.H-2010 for Healthy Retirees for females and on the PubG.H-2010 for Healthy Retirees, set back one year, for males. The mortality rates for disabled lives were based on the PubG.H-2010 for Disabled Retirees, set forward three years.

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NOTES TO FINANCIAL STATEMENTS

NOTE 7 – PENSION PLAN – CONTINUED

All rates are projected generationally with Mortality Improvement Scale MP-2018. The above referenced mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. The law mandates the use of the assumptions used in either of the two most recent actuarial valuations of the Florida Retirement System. The above rates are those outlined in Milliman's July 1, 2024 FRS valuation report for non-special-risk employees, with appropriate adjustments made based on plan demographics.

The most recent actuarial experience study used to review the other significant assumptions was dated September 9, 2024.

The long-term expected rate of return on Plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the Plan's target asset allocation as of September 30, 2025 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	45.0%	7.50%
International equity	15.0%	8.50%
Intermediate fixed income	20.0%	2.50%
Real estate	10.0%	4.50%
Global bond	5.0%	3.50%
GTAA	5.0%	3.50%
Total	<u>100.0%</u>	

Discount Rate

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

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NOTES TO FINANCIAL STATEMENTS

NOTE 7 – PENSION PLAN – CONTINUED

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

The following presents the net pension liability of the CRA, calculated using the discount rate of 7.25%, as well 1% higher and 1% lower than the current rate:

	1% Decrease 6.25%	Current Discount Rate 7.25%	1% Increase 8.25%
Net pension liability	\$ 593,590	\$ 193,630	\$ (142,594)

Changes of Assumptions

For the measurement date of September 30, 2025, the following changes of assumptions were made:

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

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued financial statements of the City of Fort Myers, Florida.

Payable to the Pension Plan

At September 30, 2025, the CRA did not have any amounts outstanding for contributions to the Plan required for the year ended September 30, 2025.

NOTE 8 – OTHER POSTEMPLOYMENT BENEFIT PLAN

Employees of the CRA are eligible to participate in the City's other postemployment benefit plan (OPEB Plan). All full-time employees of the City, including employees of the CRA, who satisfy the disability, early or normal retirement provisions of the applicable Retirement Plan may be eligible for certain other postemployment benefits (OPEB) through the City's single employer defined benefit plan.

The OPEB Plan is administered by the City and is currently funded on a pay-as-you-go basis. There is no separate trust through which benefits for retirees are funded. No assets are accumulated or earmarked for this purpose. All approved benefits are paid by the City when due.

The Plan does not issue a separate financial report.

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NOTE 8 – OTHER POSTEMPLOYMENT BENEFIT PLAN – CONTINUED

Benefits Provided

OPEB benefits include access to coverage for the retiree and dependents under the Medical and Prescription Plans as well as participation in the Dental, Vision and Life Insurance group plans sponsored by the City for employees. Eligible retirees may choose among the same Medical Plan options available for similarly situated active employees of the City. Dependents of retirees may be covered, at the retirees' option, the same as dependents of similarly situated active employees. The total premium amount charged for covering employees and retirees and their dependents is the same without regard to the age or gender of the member.

The City extends postemployment benefits to retirees and the benefits are continued at the discretion of the City, which reserves the right (subject to State Statute and any collective bargaining agreements) to change or terminate benefits and to change contributions required from retirees in the future as circumstances change.

OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At September 30, 2025, the CRA reported a liability of \$176,300 for its proportionate share of the total OPEB liability. The total OPEB liability was measured as of September 30, 2024 and was determined by an actuarial valuation as of September 30, 2023. The CRA's proportion of the total OPEB liability was based on the CRA's proportion of related benefit expenditures. At September 30, 2025, the CRA's proportion was 1.03 percent.

For the year ended September 30, 2025, the CRA recognized its proportionate share of OPEB expense of \$7,526. At September 30, 2025, the CRA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Net difference between projected and actual earnings	\$ 8,813	\$ 9,084
Changes of assumptions	17,173	29,626
Benefits paid after the measurement date experience	8,422	–
Total	<u>\$ 34,408</u>	<u>\$ 38,710</u>

Deferred outflows of resources of \$8,422 results from benefits paid after the measurement date and will be recognized as a reduction in the total OPEB liability during the year ended September 30, 2026.

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NOTE 8 – OTHER POSTEMPLOYMENT BENEFIT PLAN – CONTINUED

Amounts reported as deferred inflows of resources related to OPEB will be recognized in pension expense as follows:

<u>Year Ending September 30</u>	
2026	\$ (6,003)
2027	(3,069)
2028	(2,759)
2029	(5,049)
20230	1,344
Thereafter	2,421
	<u>\$ (13,115)</u>

Actuarial Assumptions

The total OPEB liability in the September 30, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods in the measurement, unless otherwise specified:

- **Actuarial Cost Method**
Entry age normal.
- **Discount Rate**
3.81%. The discount rate was based on the Bond Buyer 20-Bond GO Index as of September 26, 2024. The "20-Bond GO Index" is based on 20 general obligation municipal bonds maturing in 20 years with mixed quality. In describing this index, the Bond Buyer website notes that the bonds' average credit quality is roughly equivalent to Moody's Investors Service's Aa2 rating and Standard & Poor's Corp.'s AA. The discount rate was 4.63% as of the beginning of the measurement year.
- **Inflation**
2.50% (2.25% in the prior year).
- **Salary Increases**
For general employees, 5.00% – 10.00% depending on service, including inflation.
- **Healthcare Cost Trend Rates**
Based on the Getzen model, with trend starting at 5.50% for 2024 (to reflect actual premiums), then 6.00% for 2025 and gradually decreasing to an ultimate trend rate of 4.00%.
- **Mortality Rates**
Mortality rates were based on the mortality tables used in the July 1, 2023 actuarial valuation of the Florida Retirement System. The rates were derived from adjusted Pub-2010 mortality tables published by the Society of Actuaries with generational mortality improvements using scale MP-2018. Adjustments to reference tables are based on the results of a statewide experience study covering the period 2013 through 2018.

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NOTE 8 – OTHER POSTEMPLOYMENT BENEFIT PLAN – CONTINUED

- **Changes in Benefits**
There were no changes in benefits since the prior measurement date.
- **Changes in Assumptions**
The discount rate was changed from 4.63% to 3.81% to reflect changes in the yields on 20-year general obligation municipal.

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

The following presents the CRA's proportionate share of the total OPEB liability of the Plan, as well as what the CRA's proportionate share of the total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage-point higher than the current discount rate:

	1% Decrease 2.81%	Current Discount Rate Assumption 3.81%	1% Increase 4.81%
Total OPEB liability	\$ 199,835	\$ 176,300	\$ 156,751

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

The following presents the CRA's proportionate share of the total OPEB liability of the Plan, as well as what the CRA's proportionate share of the total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease	Current Healthcare Rate Assumption	1% Increase
Total OPEB liability	\$ 152,239	\$ 176,300	\$ 206,377

NOTE 9 – RISK MANAGEMENT

The CRA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. As a blended component unit of the City, the CRA participates in the City's risk management internal service fund to mitigate these risks. Under the City's risk management internal service fund, settlements have not exceeded insurance coverage for the past three years and settled claims have not exceeded the insurance provided by third-party carriers in any of the past three years. Further information on the City's risk management internal service fund can be found in the footnotes to the City's Annual Comprehensive Financial Report.

NOTE 10 – RELATED PARTY TRANSACTIONS

The CRA is a blended component unit of the City of Fort Myers, Florida (the City). During 2025, the CRA received \$4,270,394 of tax increment funds from the City. The CRA compensates the City for personnel services and shared direct and indirect expenses totaling \$1,278,667 and \$598,200, respectively for the year ended September 30, 2025. Net transfers received from the City totaled \$5,328,360. The CRA also as an advance from the City in the amount of \$617,000 as discussed in Note 6.

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NOTE 11 – CONTINGENCIES

The CRA is a defendant in various lawsuits which are in different stages in the legal process. The CRA does not believe the outcome of these cases will have a material effect on its financial position. However, it is at least reasonably possible that a liability in future periods could result.

NOTE 12 – COMMITMENTS FROM OPERATING AGREEMENTS

The City and the CRA entered into a lease and development agreement with a local foundation (the “foundation”) with the intent of creating a technology hub to unite the nonprofits in the region. The agreement includes substantial rehabilitation of the Southwest Florida Museum of History to its original design and character as a train station, plus the construction of a second stand-alone building connected to the train station that will be architecturally distinctive while providing an energy-efficient environment with state-of-the-art technology serving as a technology hub. To fund the rehabilitation and new construction, the foundation secured a \$10,000,000 allocation of New Market Tax Credits via an A Note and a B Note.

During the New Market Tax Credit seven-year compliance period, the foundation shall pay all interest only payments due on the A Note and the B Note associated with the transaction. Upon the maturity of the A Note, the City shall pay to the foundation the amounts necessary to satisfy the principal balance due not to exceed \$7,300,000. The foundation and its support organization shall utilize the funds to satisfy the principal balance due on the A Note.

The City agrees to budget and appropriate funds in its annual budget process to pay off the loan after the seven-year period with the issuance of long-term debt in order to ensure funding of the A Note. The funds pledged to cover the debt are to be secured by non-ad valorem revenues of the City.

In conjunction with this agreement, the City and the CRA entered into a subsidy and funding agreement with the foundation to provide financial assistance for the renovation, development, and operation of the property. The subsidy amounts from the CRA have been paid in full. The City will provide an annual waiver of the non-profit requirement to pay 10 to 15 percent of the market rate rent.

The lease term is forty years, commencing December 12, 2016, and expiring December 11, 2056, with annual payments of \$1. There is a right to renew for five additional ten-year terms. The lease and development agreement contain criteria in the event of termination, to include ninety days written notice.

NOTE 13 – TAX ABATEMENTS

The CRA determined the use of tax increment rebates and other incentives are necessary to encourage development within the CRA’s redevelopment areas. The terms and conditions of the tax increment rebate are provided for in a Development Agreement that is approved by the CRA Board of Commissioners during a public meeting. In such an agreement, the CRA agrees to provide financial support for a project by providing to the developer the increment revenue payment attributable to said project. The increment revenue payment attributable to a project is based on the increase in property taxes above the base year value of the project site. The amount of increment revenue that the agency receives for the project site each year from the “taxing authorities”, as that term is defined in Section 163.340(2), Florida Statutes,

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NOTE 13 – TAX ABATEMENTS – CONTINUED

will be 95% of the difference between the final assessment roll of taxable real property prepared by the Lee County Property Appraiser of Lee County, Florida, for the project site in a given year minus the base year defined above multiplied by the applicable millage rate for each taxing authority. The project payment to the developer will then be calculated by multiplying the approved rebate percentage for a specific year of the project by the amount of tax increment the CRA receives for the project site in a particular fiscal year as described above. The agreed upon rebate percentage of the tax increment received will be rebated if the total real estate taxes are paid prior to delinquency. If the taxes are not paid timely, there is no rebate of the property tax increment.

For the fiscal year ended September 30, 2025, the City of Fort Myers abated property taxes totaling \$1,968,267. The City entered into the following tax abatement agreements:

Table 1: Summary of Rebates for Completed Projects						
Project Name (Developer)	Effective Date of Agreement	Rebate Amount (%)	Number of Years	Maximum Amount of Rebate Payment	Rebate Payments as of 9/30/2025	Purpose
The Banyan (fka: Hotel Indigo): Laxmi Lodging	12/11/2006	Years 1–2: 95% Years 3–20: 75%	20 years	\$ 2,500,000	\$ 453,881	Project represents the renovation of the historic Post Office Arcade for a hotel lobby and retail, restaurant and commercial uses, and to construct a new 7 story hotel containing between 60 and 70 hotel rooms.
David Plummer, McGregor-Clifford, LLC.: 2149 McGregor	12/8/2011	75%	15 Years	\$ 106,442	\$ 10,967	Construction of a 5,100 square foot professional office development, related parking and other amenities.
Grand Central Fort Myers, LLC. Aileron (Grand Central)	6/30/2016	Years 1–2: 95% Years 3–12: 77%	12 years	\$ 4,450,000	\$ 2,076,000	Construction of approximately 15,000 square feet of retail space and approximately 280 rental apartment units with amenities.
MainSail, Fort Myers LLLP.: Luminary Hotel	12/31/2017	95%	7 Years	\$ 2,600,000	\$ 813,077	Project represents a structured parking garage containing at least 210 parking spaces and a full-service hotel consisting of full amenities, meeting rooms and at least 225 hotel rooms.
City Walk Fort Myers, LLC.: West End of City Walk	7/25/2018; amended as of 12/11/2019	95%	10 years	\$5,500,000, with an annual maximum payment of \$550,000	\$ 1,650,000	Amended to increase the residential phase from 302 to 318 units; add 77 spaces to the parking garage; add a 12,000 square foot amenity center and approximately 14,000 square feet of Class A office space, and; remove the development of the hotel on the project site. The project develops property vacant since the recession, provides additional residential housing and retail, and attracts additional development.

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NOTE 13 – TAX ABATEMENTS – CONTINUED

Table 1: Summary of Rebates for Completed Projects – Continued						
Project Name (Developer)	Effective Date of Agreement	Rebate Amount (%)	Number of Years	Maximum Amount of Rebate Payment	Rebate Payments as of 9/30/2025	Purpose
Royal Palm Gardens Apartments, LLLP. (Redwood) f/k/a Jones Walker	1/6/2020	95%	15 years	\$ 800,000	\$ 55,361	Project represents the purchase and rehabilitation of the 80-unit affordable residential housing development to provide improved living conditions for the tenants, extend the economic life and attract additional development.
2500 Edwards Drive Owner, LLC; Edison Grand	9/3/2013	95%	19 years	\$ 9,726,407	\$ 749,595	Project represents the renovation and adaptive reuse of an existing hotel into an independent living facility consisting of approximately 323 independent senior housing units and 14 lodging units, to provide affordable housing and attract significant new hotel and other development.
ESH Fort Myers, LLC: Silver Hills at Fort Myers, Phase I (Triton Cay)	8/28/2019	95%	Until rebate is satisfied.	\$ 12,960,000	\$ 1,011,368	Project represents two buildings containing a total of 327 apartments, which will be a mix of studio, one bedroom/one bath, two bedroom/two bath and three bedroom/two bath units. A 580-space parking garage will be located mid-block between the two residential buildings. The project provides additional residential housing and associated amenities, and attract additional development.
St. Peter Claver Place Apartments (St. Peter Claver Place I, LTD.)	1/22/2020; Amendment #2 8/16/2022 Amendment #2 (corrected) 04/23/25	95%	Until rebate is satisfied.	\$ 4,500,000	\$ –	Project consists of two phases to provide affordable residential housing and associated amenities to tenant families and individuals. Phase 1 represents 136 two-, three- and four-bedroom apartments in two- and three-story buildings, along with a community building. Phase 2 consists of 78 two- and three-bedroom apartments and associated amenities.
Hampton Inn by Hilton (HBH FTM Hotel, LLC.)	9/25/2019; amended as of 6/9/2022 Amendment #5 3/20/2023 Amendment #6 03/27/2024	Years 1–5: 95% Years 6 and beyond: 75%	Until rebate is satisfied and/or community redevelopment areas sunset in 2044	\$ 1,900,000	\$ 109,269	Project represents a 4-story, 117-room Hampton Inn by Hilton and associated amenities to provide hotel services and to attract additional development.
First Street Apartments (ZP 362 Fort Myers Church, LLC) (The Ivy)	12/6/2021 Amendment #2 12/14/2022	95%	Until rebate is satisfied and/or the agency sunsets in 2044	\$ 11,025,000	\$ –	Project consists of a minimum of 270 units in a high quality apartment community with amenities.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
NOTES TO FINANCIAL STATEMENTS**

NOTE 13 – TAX ABATEMENTS – CONTINUED

Table 2: Summary of Approved Rebates Where Construction Has Not Yet Been Completed					
Project Name (Developer)	Effective Date of Agreement	Rebate Amount (%)	Number of Years	Maximum Amount of Rebate Payment	Purpose
One Allure (Cedar River at Fort Myers LLC.) Tower 1 and Tower 2	9/1/2015	Tower 1: 85%; Tower 2: 65%	10 years per tower	Tower 1: \$8,500,000 Tower 2: \$6,500,000	Tied to PUD. Project consists of two 32-story high rise residential towers, commercial square footage, docks, construction of a public riverwalk and other improvements to provide additional multi-family housing and attract additional development.
Prima Luce, LLC	10/2/2015; amended as of 11/30/2016 Amendment #3 8/26/2020	95%	14 Years	1) \$14,993,120, if 176 units built or 2) \$18,469,561, if 220 units built	Project represents a single phase project consisting of two 22-story residential towers to provide additional multi-family housing and attract additional development.
The Macfarlane Group II, LLC. Phase II: Campo Felice Riverfront Senior Housing	4/27/2016	Years 1–5: 70% Years 6–10: 30%	10 years per tower	\$ 3,500,000	Tied to PUD. Project represents the construction of an assisted living and memory care facility and medical office building, as a complementary second phase to the Campo Felice Riverfront Senior Housing Project on the adjoining parcel.
One (Cedar River at Fort Myers II LLC.)	8/29/2024 Amendment #1 9/2/2025	90%	Until satisfied or until Area Sunsets in 2044, whichever comes first.	\$ 10,060,000	Project consists of a 15-story high rise residential tower with 34 residential units and other improvements to provide additional multi-family housing and attract additional development.
Vantage Lofts (Vantage Ft. Myers, LLC.)	8/28/2019; amended as of 3/23/2022 Amendment #3 12/14/2022 Amendment #4 11/08/2023	95%	Until rebate is satisfied.	\$ 11,400,000	Construction of a mixed-use 16-story building with upscale modern, contemporary design; approximately 4,014 square feet of retail space and amenities, and; approximately 217 condo-quality apartment units. Project will provide additional residential housing and amenities, and attract additional development.
Seaboard Waterside Apartments (Billy's Creek Preserve LLC)	1/22/2020; Amended #2 8/16/2022 Amendment #3 11-06- 2024	85%	Until rebate is satisfied.	Phase 1–\$7,145,000 Phase 2–\$4,335,000	Project consists of two phases to provide attainable residential housing and associated amenities and to attract additional development. Phase 1 represents the first residential building with 204 units and amenities including a clubhouse. Phase 2 represents the second residential building with 216 units, associated amenities and a future commercial retail building of approximately 2,000 square feet.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
NOTES TO FINANCIAL STATEMENTS**

NOTE 13 – TAX ABATEMENTS – CONTINUED

Table 2: Summary of Approved Rebates Where Construction Has Not Yet Been Completed – Continued					
Project Name (Developer)	Effective Date of Agreement	Rebate Amount (%)	Number of Years	Maximum Amount of Rebate Payment	Purpose
ESH Fort Myers, LLC: Silver Hills at Fort Myers, Phase II	10/14/2020 Amendment #1 08/23/2023	95%	Until rebate is satisfied.	\$ 4,965,000	Project represents phase 2 of an urban, walkable apartment community consisting of approximately 125 units in one six-story concrete block residential building on property totaling 1.07 acres, more or less.
Hilton Tempo (FTM Downtown Hotel LLC)	1/7/2021; amended as of 8/24/2022 Amendment #3 9/27/2023	95%	Until rebate is satisfied.	\$ 5,570,000	Terminated – 09/10/24 Withdrawn by Developer. Project represented a select-service Hilton Tempo (8/24/2022) hotel consisting of approximately 132 rooms, with associated hospitality amenities.
St. Peter Claver Place Apartments (St. Peter Claver Place II, LTD.)	1/19/2021 Amendment #1 4/7/2022 Amendment #2 04/23/2025	95%	Until rebate is satisfied.	\$ 2,600,000	Project represents phase 2, consisting of 78 two- and three-bedroom apartments, as part of an affordable housing apartment community, and associated amenities.
Palmera on the River (Palmera Ft. Myers, LLC) (SOHO Sight LLC)	3/1/2021; amended as of 5/25/2022 Amendment #4 3/20/2023 Amendment #5 04-23- 2025	95%	Until rebate is satisfied.	\$ 9,535,000	Project consists of a 221-unit minimum luxury multifamily community with a variety of apartment options and amenities.
Towles Garden (Towles Garden LLC)	3/9/2021; Amendment #1 7/12/2022	95%	Until rebate is satisfied.	\$ 4,900,000	Terminated – Developer Defaulted 02/27/2025. Project consisted of a 140-townhome ownership community with related infrastructure, with 51% of the units dedicated to low-income residents making 80% or less of the area median income on the project site.
Montage at Midtown (Catalyst Midtown Apartments, LLC)	9/22/2021; amended 4/11/2022 Amendment #5 8/23/2023 Amendment #6 11/29/2023 Amendment #7 11/12/2024	Years 1–5: 95% Years 6–17: 85% Years 18–19: 50%	Until rebate is satisfied and/or the agency sunsets in 2044.	\$ 11,665,217	Project consists of a 321-unit Class A apartment community and amenities.
Gardner's Park Grove (Fort Myers Land and Homes LLC)	5/25/2022 Amendment approved 11/08/2023 pending written amendment Amendment #1 12/16/2024	85%	Until rebate is satisfied and/or the agency sunsets in 2044	\$ 360,000	Project consists of a high-quality 10-unit single-family housing complex and common elements.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
NOTES TO FINANCIAL STATEMENTS**

NOTE 13 – TAX ABATEMENTS – CONTINUED

Table 2: Summary of Approved Rebates Where Construction Has Not Yet Been Completed – Continued					
Project Name (Developer)	Effective Date of Agreement	Rebate Amount (%)	Number of Years	Maximum Amount of Rebate Payment	Purpose
Staybridge Suites (HIDEV Group LLC:)	7/29/2022 Amendment #1 05/01/2023 Amendment #2 11/29/2023 Amendment #3 06/26/2024	85%	Until rebate is satisfied and/or the agency sunsets in 2044	\$ 3,300,000	Project represents a limited service Staybridge Suites hotel consisting of approximately 100 units, pool, meeting space and outside amenity areas.
The Irving (2401 Bay Street, LLC)	12/1/2021 Amendment #2 6/29/2023 Increment Revenue Payment Agreement 07/1/2024	85%	Until rebate is satisfied and/or the agency sunsets in 2044	\$4,000,000 increased to \$10,500,000	Project consists of a minimum of 54 units and a maximum of 66 units in a high-quality apartment community with amenities. (Increased units from 66 to 98 units).
McCollum Hall (G+C McCollum LLC)	10/26/2022	95%	Capped at annual maximum of \$100,000 for period of five (5) years or longer until \$500K is paid	\$ 500,000	Terminated 8/11/2025 – Developer Defaulted. Project consisted of a 26-unit multi-family community and 14,200 square feet of commercial retail space at the existing McCollum Hall structure and adjacent parcels. The retail space will be used as a market/food hall.
Bloom, The (2010 Hanson LLC)	12/14/2022 Amendment #1 11/22/2023 Amendment #2 11/06/2024 Amendment #3 02-26-2025 Amendment #4 04-23-2025 Estoppel 05-01-2025	85%	Until said amount is satisfied or the agency sunsets in 2040	\$ 8,200,000	Project consists of 336 high-quality workforce housing units with a 506 space parking garage and amenities will include an onsite park and community pool/clubhouse.
Alessio Lot 1 LLC	Increment Rebate Agreement. Executed 09/25/2024	95%	20 years	\$ 11,400,000	The project will consist of a minimum of 128,000 square feet of commercial flex space and a maximum of 241,000 square feet of commercial flex space. West Building: 129,000 square feet of commercial flex space. East Building: 112,000 square feet of commercial flex space. The property is located at 2501 Alessio Drive, Fort Myers, Florida 33905.
Cedar at Royal Palms LLC 2424 Edwards Drive	7/2/2024	Phase I 80% Phase II 90% Phase III 85%	Until said amount is satisfied or the agency sunsets in 2044	Phase I \$4,300,000 Phase II \$15,980,000 Phase III \$10,160,000	High-quality mixed-use project consisting of 101 corporate suites (Phase I), 253 upscale hotel rooms (Phase II), and 104 condominium residences (Phase III), to be known as "Royal Palms."

**REQUIRED SUPPLEMENTARY
INFORMATION**

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET
REVENUES				
Tax incremental revenue	\$ 4,258,855	\$ 4,270,394	\$ 4,270,394	\$ -
Miscellaneous	5,706,990	12,527,934	653,246	(11,874,688)
Contributions – private sources	-	318,048	318,048	-
Other	-	-	1,055	1,055
Total revenues	9,965,845	17,116,376	5,242,743	(11,873,633)
EXPENDITURES				
Current:				
Transportation	-	12,500	12,489	11
Economic environment	14,967,345	18,476,303	7,935,078	10,541,225
Total current	14,967,345	18,488,803	7,947,567	10,541,236
Debt service:				
Lease payments	-	-	57,777	(57,777)
Interest	-	-	13,566	(13,566)
Total debt service	-	-	71,343	(71,343)
Capital outlay	154,008	149,008	130,373	18,635
Total expenditures	15,121,353	18,637,811	8,149,283	10,488,528
EXCESS OF REVENUES OVER OVER (UNDER) EXPENDITURES	(5,155,508)	(1,521,435)	(2,906,540)	(1,385,105)
OTHER FINANCING SOURCES (USES)				
Transfers from the City of Fort Myers, Florida	7,386,700	7,406,761	7,406,761	-
Transfers to the City of Fort Myers, Florida	(2,231,192)	(5,885,326)	(2,078,401)	3,806,925
Total other financing sources (uses)	5,155,508	1,521,435	5,328,360	3,806,925
NET CHANGE IN FUND BALANCE	-	-	2,421,820	2,421,820
FUND BALANCE – Beginning of year	12,527,936	12,527,936	12,527,936	-
FUND BALANCE – End of year	<u>\$ 12,527,936</u>	<u>\$ 12,527,936</u>	<u>\$ 14,949,756</u>	<u>\$ 2,421,820</u>

Note 1 – Summary of Significant Accounting Policies

The City is required to establish a budgetary system and an approved annual budget for the CRA Fund. The City's budgeting process is based on estimates of cash receipts and cash expenditures that are approved by the City Council. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
SCHEDULE OF THE CRA'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
AVAILABLE FISCAL YEARS ***

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
CRA's proportion of the collective net pension liability	2.14%	2.12%	1.81%	1.82%	1.94%	1.57%
CRA's proportionate share of the collective net pension liability	\$ 968,346	\$ 397,800	\$ 1,093,345	\$ 919,981	\$ 532,402	\$ 193,630
CRA's covered payroll	\$ 566,064	\$ 620,157	\$ 525,611	\$ 594,351	\$ 696,561	\$ 620,785
CRA's proportionate share of the collective net pension liability as a percentage of the CRA's covered payroll	171.07%	64.15%	208.01%	154.79%	76.43%	31.19%
Plan fiduciary net position as a percentage of total pension liability	76.49%	90.61%	70.63%	76.17%	87.93%	94.78%

* The CRA commenced stand-alone statements for the year ended September 30, 2020. Ultimately, this schedule will contain information for the last ten years.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
SCHEDULE OF THE CRA'S PENSION CONTRIBUTIONS
AVAILABLE FISCAL YEARS ***

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Contractually required contribution	\$ 200,409	\$ 217,001	\$ 157,110	\$ 157,503	\$ 196,430	\$ 174,441
Contributions in relation to the contractually required contribution	<u>200,409</u>	<u>217,001</u>	<u>159,115</u>	<u>155,489</u>	<u>209,102</u>	<u>174,441</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (2,005)</u>	<u>\$ 2,014</u>	<u>\$ (12,672)</u>	<u>\$ -</u>
CRA's covered-employee payroll	\$ 566,064	\$ 620,157	\$ 525,611	\$ 594,351	\$ 696,561	\$ 620,785
Contributions as a percentage of covered-employee payroll	35.40%	34.99%	30.27%	26.16%	30.02%	28.10%

* The CRA commenced stand-alone statements for the year ended September 30, 2020. Ultimately, this schedule will contain information for the last ten years.

Notes to the Required Supplementary Information for Pension

Changes in benefit terms: There were no changes in benefit terms since the prior measurement date.

Changes in assumptions:

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FORT MYERS, FLORIDA
(A COMPONENT UNIT OF THE CITY OF FORT MYERS, FLORIDA)
SCHEDULE OF THE CRA'S PROPORTIONATE SHARE OF THE TOTAL OPEB LIABILITY
AVAILABLE FISCAL YEARS ***

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
CRA's proportion of the collective total OPEB liability	0.95%	0.94%	0.86%	0.87%	1.08%	1.03%
CRA's proportionate share of the collective total OPEB liability	\$ 143,016	\$ 147,944	\$ 156,836	\$ (7,991)	\$ 159,692	\$ 176,300
CRA's covered payroll	\$ 465,378	\$ 562,016	\$ 472,711	\$ 594,656	\$ 619,196	\$ 607,893
CRA's proportionate share of the collective total OPEB liability as a percentage of the CRA's covered payroll	30.73%	26.32%	33.18%	-1.34%	25.79%	29.00%

* The CRA commenced stand-alone statements for the year ended September 30, 2020. Ultimately, this schedule will contain information for the last ten years.

Notes to the schedule of the CRA's proportionate share of the total OPEB liability:

The City of Fort Myers, Florida's OPEB plan is currently funded on a pay-as-you-go basis. There is no separate trust through which benefits for retirees are funded. No assets are accumulated or earmarked for this purpose.

Changes in benefits: There were no changes in benefits since the prior measurement date.

Changes in assumptions: The discount rate was changed from 4.63% to 3.81% to reflect changes in the yields on 20-year general obligation municipal bonds.

OTHER REPORTS

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

To the Board of Commissioners
Community Redevelopment Agency of the City of Fort Myers, Florida
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 and major fund of the Community Redevelopment Agency of the City of Fort Myers, Florida (CRA), a component unit of the City of Fort Myers, 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, and have issued our report thereon dated March 18, 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 CRA's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

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.

CS&L CPAs

CS&L CPAs, P.A.

March 18, 2026
Bradenton, Florida

MANAGEMENT LETTER

To the Board of Commissioners
Community Redevelopment Agency of the City of Fort Myers, Florida
Fort Myers, Florida

Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency of the City of Fort Myers, Florida (CRA), a component unit of the City of Fort Myers, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 18, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and our 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 March 18, 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. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

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

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA 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 CRA was not in a state of financial emergency as it 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 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.

Specific Information for a Dependent Special District

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

- a) The total number of CRA employees compensated in the last pay period of the CRA's fiscal year was 10.
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year was 0.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency was \$1,278,667.
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was \$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. The CRA incurred expenditures of \$446,893 related to Pocket Park and \$211,833 for Gateway Garden.

- 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. The budget variance schedule is presented on page 45.

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, fraud, waste, 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 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 CRA management, and is not intended to be and should not be used by anyone other than these specified parties.

CS&L CPAs

CS&L CPAs, P.A.

March 18, 2026
Bradenton, Florida

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

To the Board of Commissioners
Community Redevelopment Agency of the City of Fort Myers, Florida
Fort Myers, Florida

We have examined the Community Redevelopment Agency of the City of Fort Myers, Florida's (CRA), (a component unit of the City of Fort Myers, Florida) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds, and Sections 163.387(6) and (7), Florida Statutes, regarding community redevelopment agencies, during the year ended September 30, 2025. Management of the CRA is responsible for the CRA's compliance with the specified requirements. Our responsibility is to express an opinion on the CRA's compliance with the specified requirements 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, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

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

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

CS&L CPAs

CS&L CPAs, P.A.

March 18, 2026
Bradenton, Florida