

FINANCIAL STATEMENTS
Mount Plymouth-Sorrento Community Redevelopment Agency
(A Component Unit of Lake County, Florida)
Year Ended September 30, 2025
with Independent Auditor's Report

MOUNT PLYMOUTH-SORRENTO COMMUNITY REDEVELOPMENT AGENCY

SEPTEMBER 30, 2025

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Independent Auditor's Report

To the Governing Board
Mount Plymouth-Sorrento Community Redevelopment Agency

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and General Fund of the Mount Plymouth-Sorrento Community Redevelopment Agency (the "CRA"), a component unit of Lake County, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of the CRA as of September 30, 2025, and the respective changes in financial position, thereof for the year then ended in 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 ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison schedule 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 GAAS, 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 June 1, 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 to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Forvis Mazars, LLP

**Orlando, Florida
June 1, 2026**

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

The Management's Discussion and Analysis (the MD&A) of the Mount Plymouth-Sorrento Community Redevelopment Agency (the CRA) is intended to provide an overview of the CRA's financial position and results of operations for the fiscal year ended September 30, 2025. The MD&A should be read in conjunction with the CRA's financial statements, including the accompanying notes, to enhance the understanding of the CRA's financial performance.

Financial Highlights

- The CRA's restricted net position at the close of the fiscal year was \$879,192, which represents unspent tax increment revenues appropriated to specific ongoing or future redevelopment projects.
- Net position increased in the current year by \$179,731. This is primarily related to increased tax revenues.

Overview of the Financial Statements

This MD&A is intended to serve as an introduction to the CRA's basic financial statements, which have the following components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements, and 4) required supplementary information. The financial statements include only the financial activities of the CRA. However, the CRA is considered a blended component unit of Lake County, Florida (the County) and, as such, the financial information of the CRA is included in the County's Annual Comprehensive Financial Report.

For special-purpose governments engaged in a single governmental program, the fund financial statements and the government-wide statements may be combined using a columnar format. This format reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements rather than at the bottom of the statements or in an accompanying schedule as is required for general governments or those with multiple programs or functions. The CRA has chosen this format for presentation of its financial statements.

Government-Wide Financial Statements

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

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

The statement of activities presents information showing how the CRA's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA has only one fund, the general fund, which is a governmental fund type.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. 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. As a result of this difference in focus, a reconciliation is provided in the financial statements between the fund and government-wide statements; however, there are no differences as the CRA does not have any capital assets, debt, or other reconciling items.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

Other Information

In addition to the basic financial statements and the notes, this report also presents certain required supplementary information concerning the CRA's annual appropriated budget for its general fund. A budgetary comparison schedule has been provided as required supplementary information for the general fund to demonstrate compliance with this budget, and can be found beginning on page 13 of this report.

Government-Wide Financial Analysis

The following table summarizes the statement of net position for the fiscal years ended September 30, 2025 and 2024:

Summary Statement of Net Position

	<u>2025</u>	<u>2024</u>
Current Assets	\$ 879,192	\$ 701,961
Total Assets	<u>879,192</u>	<u>701,961</u>
Liabilities	-	2,500
Total Liabilities	<u>-</u>	<u>2,500</u>
Net Position		
Restricted for Redevelopment Projects	879,192	699,461
Total Net Position	<u>\$ 879,192</u>	<u>\$ 699,461</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. Governmental activities increased the CRA's net position by \$179,731 for the year ended September 30, 2025; key elements of the change are described below.

The table below summarizes the changes in net position:

Summary Statement of Activities

	<u>2025</u>	<u>2024</u>
General Revenues:		
Taxes	\$ 214,921	\$ 192,362
Investment and Other Income	39,072	36,065
Total General Revenues	<u>253,993</u>	<u>228,427</u>
Expenses:		
Economic Environment	74,262	6,489
Total Expenses	<u>74,262</u>	<u>6,489</u>
Change in Net Position	<u>179,731</u>	<u>221,938</u>
Net Position, Beginning of Year	<u>699,461</u>	<u>477,523</u>
Net Position, End of Year	<u>\$ 879,192</u>	<u>\$ 699,461</u>

Tax increment revenues increased by 12% in the current year due to an increase in property values within the CRA.

Governmental Funds

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 requirement. In particular, fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

The general fund is the only operating fund of the CRA. As per Florida Statute 163.387(7)(d), any monies remaining in a redevelopment trust fund at the end of a fiscal year must be appropriated to specific projects pursuant to an approved community redevelopment plan. At the end of the current year, a fund balance of \$879,192 was restricted to ongoing and future redevelopment projects.

The CRA's general fund is required to adopt an annual budget prepared on a basis consistent with accounting principles generally accepted in the United States of America.

General Fund Budgetary Highlights

The difference between the original budget and the final amended amount was a net increase of \$33,138 for redevelopment projects.

Differences between the final amended budget and actual results are included on page 13 of this report. Actual expenditures were under budget by \$839,524 and resulted from projects not completed in the current year.

Economic Factors and Future Developments

The County and CRA continue to partner and plan infrastructure improvements that encourage improvements and development in the designated CRA area. The CRA Board adopted the 2026 budget of \$1,144,960 at the August 26, 2025 board meeting.

Requests for Information

This financial report is designed to provide users with a general overview of the CRA's finances for all those with an interest in its finances. If you have any questions concerning any of the information provided in this report or need additional financial information, contact the Lake County Clerk of the Circuit Court and Comptroller's office, County Finance Department, 315 W. Main Street, Tavares, Florida, 32778.

FINANCIAL STATEMENTS

**MOUNT PLYMOUTH-SORRENTO
COMMUNITY REDEVELOPMENT AGENCY**

**GOVERNMENTAL FUND BALANCE SHEET AND
STATEMENT OF NET POSITION**

September 30, 2025

	General Fund	Adjustments	Statement of Net Position
ASSETS			
Pooled cash and equivalents	\$ 879,192	\$ -	\$ 879,192
TOTAL ASSETS	\$ 879,192	-	879,192
LIABILITIES			
Accounts payable	\$ -	-	-
TOTAL LIABILITIES	-	-	-
FUND BALANCES/NET POSITION			
Fund Balances:			
Restricted	879,192	-	-
TOTAL FUND BALANCES	879,192	-	-
TOTAL LIABILITIES AND FUND BALANCES	\$ 879,192		
Net Position:			
Restricted			879,192
TOTAL NET POSITION			\$ 879,192

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

**MOUNT PLYMOUTH-SORRENTO
COMMUNITY REDEVELOPMENT AGENCY**

**STATEMENT OF
GOVERNMENTAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES AND
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2025

	General Fund	Adjustments	Statement of Activities
REVENUES			
Taxes	\$ 214,921	\$ -	\$ 214,921
Intergovernmental	11,568	-	11,568
Investment Income	27,504	-	27,504
TOTAL REVENUES	253,993	-	253,993
EXPENDITURES/EXPENSES			
Current:			
Economic Environment	74,262	-	74,262
TOTAL EXPENDITURES/EXPENSES	74,262	-	74,262
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES/CHANGE IN NET POSITION	179,731	-	179,731
FUND BALANCES/NET POSITION			
Beginning of Year	699,461	-	699,461
End of Year	\$ 879,192	\$ -	\$ 879,192

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

NOTES TO FINANCIAL STATEMENTS

MOUNT PLYMOUTH-SORRENTO COMMUNITY REDEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Year Ended September 30, 2025

Note 1 - Summary of Significant Accounting Policies

Financial Reporting Entity

On June 26, 2012, the Mount Plymouth-Sorrento Community Redevelopment Area was established by Lake County Florida (the County) by Resolution No. 2012-76 and the Mount Plymouth-Sorrento Community Redevelopment Agency (the CRA) was established by the County by Resolution No. 2012-77, as a public body organized to carry out the community redevelopment purposes set forth pursuant to Part III of Chapter 163 of the Florida Statutes. The CRA area generally includes the area located in eastern Lake County on the edge of the Wekiva Protection Area and includes land on the north and south side of the State Road 46 corridor east of Orange Street and south along the County Road 435 corridor to the Orange County line. This area includes approximately 2,112 acres. The membership of the CRA shall be the same as the Lake County Board of County Commissioners (the Board). The term of the CRA is thirty years unless it is dissolved earlier by the Board. Although legally separate, the CRA is reported as a blended component unit of the County.

Government-wide and Fund Financial Statements

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the standard setting body for governmental accounting and financial reporting. The basic financial statements consist of the government-wide financial statements and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position (statement of activities) report information on all of the governmental activities of the CRA. The government-wide focus is more on the financial position of the CRA as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. In 2025, the CRA did not have any program revenues and all expenses are considered to be related to the function of economic development. Taxes and other items not included as program revenues are reported as general revenues.

MOUNT PLYMOUTH-SORRENTO COMMUNITY REDEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Year Ended September 30, 2025

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment revenues from property taxes are recognized as revenue in the year when levied for.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and current liabilities of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is provided reconcile the fund based financial statements to the governmental activities column of the government-wide presentation; there are currently no reconciling items.

Their operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Tax increment revenue, when levied for, and interest associated with the current fiscal period are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

Per Florida Statutes, Section 163.387, resources deposited into a redevelopment trust fund are restricted for community redevelopment activities pursuant to the approved redevelopment plan.

Assets, Liabilities and Net Position

Equity in Pooled Cash and Investments: The CRA participates in the County's pooled cash and investment portfolio. Investment earnings are distributed monthly to the participating funds' relative percentage of investments.

Nature and Purpose of Fund Balance: Per Florida Statutes, Section 163.387, unspent tax increment revenues are restricted for future redevelopment projects pursuant to the approved community redevelopment plan and are reported as restricted fund balance in the financial statements. There are no other classifications of fund balance.

Net Position: The government-wide statements utilized a net position presentation. Restricted net position is unspent tax increment revenues that are restricted for future redevelopment projects.

MOUNT PLYMOUTH-SORRENTO COMMUNITY REDEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Year Ended September 30, 2025

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Budgets and Budgetary Accounting

The CRA adopts an annual budget which is approved by the Board. The budget is prepared on the modified accrual basis of accounting and on a basis consistent with accounting principles generally accepted in the United States of America. Certain budget amendments must be approved by the Board. Expenditures may not exceed appropriations at the fund level. A legally adopted budget is prepared for the General Fund.

Note 2 - Deposits and Investments

At year-end, the CRA's share of the County's pooled cash and investment balances was \$879,192. The County's funds are placed in various types of investments including interest bearing time deposits in qualified public deposits and other investments as defined in Florida Statutes. The CRA does not have a separate deposit and investment policy and it follows the deposit and investment policies of the County. The County's financial statements contain full disclosure regarding the County's deposits and investments.

Note 3 - Tax Increment Revenue

The CRA is primarily funded through tax-increment financing revenue. This revenue is computed by applying the operating tax for Lake County multiplied by 95% of the increased value of property in the CRA over the base property value. The County is required to fund this amount annually without regard to tax collections or other obligations.

Note 4 – Risk Management

The CRA is exposed to various risks related to torts; theft of, damage to and destruction of assets; errors and omissions, and natural disasters. The CRA is covered for general liability under the County's self-insured fund. No settlements in excess of claims have been incurred during the current or prior period.

REQUIRED SUPPLEMENTARY INFORMATION

**MOUNT PLYMOUTH-SORRENTO
COMMUNITY REDEVELOPMENT AGENCY**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**

Year Ended September 30, 2025

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Taxes	\$ 230,834	\$ 214,921	\$ 214,921	\$ -
Intergovernmental	12,439	11,568	11,568	-
Investment Income	-	-	27,504	27,504
Less: Statutory Requirement	(12,164)	(12,164)	-	12,164
Total Revenues	<u>231,109</u>	<u>214,325</u>	<u>253,993</u>	<u>39,668</u>
Expenditures:				
Current:				
Economic Environment	880,648	913,786	74,262	839,524
Total Expenditures	<u>880,648</u>	<u>913,786</u>	<u>74,262</u>	<u>839,524</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(649,539)	(699,461)	179,731	879,192
Fund Balance - Beginning of Year	<u>649,539</u>	<u>699,461</u>	<u>699,461</u>	<u>-</u>
Fund Balance - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 879,192</u>	<u>\$ 879,192</u>

MOUNT PLYMOUTH-SORRENTO COMMUNITY REDEVELOPMENT AGENCY

**NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2025**

Note 1 - Budgetary Procedures and Budgetary Accounting

This schedule has been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Mount Plymouth-Sorrento Community Redevelopment Agency (CRA) adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

Prior to September 30, the CRA Administrator submits, to the CRA, a proposed operating budget for the trust fund for the fiscal year commencing October 1. The operating budget includes proposed expenditures and the means of financing them.

The CRA budget is also included in Lake County, Florida's (the County) budget and is presented to the Board of County Commissioners for ratification prior to September 30.

CRA management is authorized to transfer certain budget amounts. Revisions that alter the total expenditures must be approved by the CRA. Legal level of budgetary control is maintained at the fund level. Budget amendments totaling \$33,138 were primarily related to ongoing construction projects that were previously encumbered and rolled forward from the previous year.

OTHER REPORTS

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

Independent Auditor's Report

To the Governing Board
Mount Plymouth-Sorrento Community Redevelopment Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the major fund of the Mount Plymouth-Sorrento Community Redevelopment Agency (the "CRA"), a component unit of Lake County, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise CRA's basic financial statements, and have issued our report thereon dated June 1, 2026.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control 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 from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

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

Forvis Mazars, LLP

**Orlando, Florida
June 1, 2026**

Independent Accountant's Report

To the Governing Board
Mount Plymouth-Sorrento Community Redevelopment Agency

We have examined the compliance of the Mount Plymouth-Sorrento Community Redevelopment Agency (the "CRA"), a component unit of Lake County, Florida, with the requirement of Sections 163.387(6) and (7) and 218.415, Florida Statutes, for the fiscal year ended September 30, 2025. The CRA's management is responsible for compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA is in compliance with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the CRA's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

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

Forvis Mazars, LLP

Orlando, Florida
June 1, 2026

Independent Auditor's Management Letter

To the Governing Board
Mount Plymouth-Sorrento Community Redevelopment Agency

Report on the Financial Statements

We have audited the financial statements of the Mount Plymouth-Sorrento Community Redevelopment Agency (the "CRA"), a component unit of Lake County, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 1, 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 Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated June 1, 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 financial audit report. There were no findings or 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. The official title and legal authority of the CRA is disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require 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 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 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 of the CRA, a dependent district of Lake County, Florida, that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, is reported in Lake County, Florida's management letter for the fiscal year ended September 30, 2025.

Additional Matters

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

Purpose of This Letter

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

Forvis Mazars, LLP

**Orlando, Florida
June 1, 2026**