

CITY OF MOORE HAVEN, FLORIDA
BASIC FINANCIAL STATEMENTS AND
REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED SEPTEMBER 30, 2025



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**CITY OF MOORE HAVEN, FLORIDA
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YEAR ENDED SEPTEMBER 30, 2025**

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INDEPENDENT AUDITORS' REPORT

Honorable Mayor and City Council
City of Moore Haven, Florida
Moore Haven, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Moore Haven, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City'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, the business-type activities, each major fund and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position, where applicable, cash flows thereof and the respective budgetary comparison for the general fund and CRA fund 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City 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 City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 City'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 City'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, the schedule of changes in the City's total OPEB liability and related ratios, the schedules of City's proportionate share of net pension liability, and the schedules of City contributions 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 July 27, 2026, on our consideration of the City'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 City'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 City's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Fort Myers, Florida
July 27, 2026

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

As management of the City of Moore Haven, Florida (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2025. Please read it in conjunction with the City's financial statements, which follow this section.

Financial Highlights

At the close of the 2025 fiscal year, the City's liabilities and deferred inflows of resources exceeded its assets and deferred outflows of resources by \$58.5 million (net deficit). This number consists of net investment in capital assets of a negative \$26.4 million, net position restricted for debt service of \$25.3 million, net position restricted for economic environment of \$251,216, net position restricted for transportation of \$622,581, net position restricted for grants of \$8,444, net position restricted for capital projects of \$2.3 million, net position restricted for renewal and replacement of \$7.4 million, net position restricted for insurance of \$820,358 and negative \$68.7 million of unrestricted net position. These amounts are further broken down as follows:

At the close of the 2025 fiscal year, the City's Governmental activities assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$6.3 million (net position). This number consists of net investment in capital assets of \$6.2 million, an amount restricted for economic environment of \$251,216, net position restricted for transportation of \$622,581, net position restricted for grants of \$8,444, and a negative \$734,071 of unrestricted net position.

At the close of the 2025 fiscal year, CaPFA's (the City's blended component unit) liabilities and deferred inflows exceeded its assets and deferred outflows by \$72.4 million (net deficit). This number consists of net investment in capital assets of a negative \$35.8 million, net position restricted for debt service of \$25.1 million, net position restricted for capital projects \$2.3 million, net position restricted for renewal and replacement \$5.9 million, net position restricted for insurance \$820,358 and negative \$70.8 million of unrestricted net position.

At the close of the 2025 fiscal year, the City's Electric Fund assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$2.5 million (net position). This number consists of net investment in capital assets of \$417,994, an amount restricted for renewal and replacement of \$968,796, and \$1.1 million of unrestricted net position available to be used to meet future ongoing obligations.

At the close of the 2025 fiscal year, the City's Water Fund assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$4.5 million (net position). This number consists of net investment in capital assets of \$2.4 million, net position restricted for debt service of \$166,277, an amount restricted for renewal and replacement of \$481,284 and \$1.4 million of unrestricted net position available to be used to meet future ongoing obligations.

At the close of the 2025 fiscal year, the City's Garbage Fund assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$664,894 (net position). This number consists of net investment in capital assets of \$368,104, and \$296,790 of unrestricted net position available to be used to meet future ongoing obligations.

At the close of the 2025 fiscal year, AHFA's (the City's blended component unit) liabilities equaled its assets, \$-0- net position.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Moore Haven's basic financial statements, which comprise the following three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

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

The statement of net position (deficit) presents information on all of the City's assets, deferred outflows, liabilities, and deferred inflows, with the difference between them reported as net position. Over time, increases and decreases in net position should serve as a useful indicator of whether the City's financial position is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, physical environment, transportation, human services and culture and recreation. The business-type activities of the City include a water utility, an electric utility, garbage services, and blended component units, AHFA and CaPFA, which includes CaPFA Capital Corp. 2000F, CaPFA Capital Corp. 2010A, two legally separate special purpose entities serving as instrumentalities of CaPFA. Financial information for these component units are blended within the financial information presented for the primary government itself, since the governing body of the entities are one and the same, the City Council.

The government-wide financial statements can be found on pages 20 through 22.

Fund Financial Statements. A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Overview of the Financial Statements (Continued)

Governmental Funds. Governmental funds are 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, governmental fund statements focus on near-term inflows and outflows of spendable resources and the availability of these resources at the end of the fiscal year. Such information may be useful for evaluating a government's near-term financial requirements, but does not help readers to better understand the long-term impact of the City's near-term financing decisions. In that regard, it would be useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. Consequently, both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between governmental funds and governmental activities.

The City maintains four governmental funds, the General Fund, the CRA Fund, Grant Fund and the ARPA Fund, for reporting purposes.

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

The governmental fund financial statements can be found on pages 23 through 26 of this report.

Proprietary Funds. The City uses enterprise funds to account for the functions presented as business-type activities in the government-wide financial statements. These enterprise funds consist of a water utility, an electric utility and garbage services. Also included as enterprise funds are the City's blended component units, AHFA and CaPFA. CaPFA represents student housing projects located near the University of Central Florida and a high school project located in Guam. AHFA represents activities related to initial up-front costs associated with the possible purchase of affordable housing projects.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the City's water utility, the electric utility, the garbage services and CaPFA. The AHFA had no activity.

The basic proprietary fund financial statements can be found on pages 29 through 33 of this report.

Notes to Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to financial statements can be found on pages 34 through 84 of this report.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Overview of the Financial Statements (Continued)

Government-Wide Financial Analysis. The following table summarizes the City's statement of net position:

**City of Moore Haven, Florida
Net Position
September 30, 2025 and 2024**

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and Other Assets	\$ 1,071,668	\$ 1,567,195	\$ 122,415,384	\$ 122,489,229	\$ 123,487,052	\$ 124,056,424
Capital Assets	6,155,753	6,548,128	74,986,318	76,222,514	81,142,071	82,770,642
Total Assets	7,227,421	8,115,323	197,401,702	198,711,743	204,629,123	206,827,066
Deferred Outflows	112,185	155,267	745,139	844,930	857,324	1,000,197
Noncurrent Liabilities Outstanding	571,605	699,331	198,282,723	211,050,051	198,854,328	211,749,382
Other Liabilities	316,091	876,198	5,251,146	4,445,788	5,567,237	5,321,986
Total Liabilities	887,696	1,575,529	203,533,869	215,495,839	204,421,565	217,071,368
Deferred Inflows	147,987	86,426	59,412,402	61,984,050	59,560,389	62,070,476
Net Position:						
Net Investment in Capital Assets	6,155,753	6,546,784	(32,569,110)	(36,452,007)	(26,413,357)	(29,905,223)
Restricted	882,241	210,254	35,724,843	34,399,708	36,607,084	34,609,962
Unrestricted	(734,071)	(148,403)	(67,955,163)	(75,870,917)	(68,689,234)	(76,019,320)
Total Net Position	\$ 6,303,923	\$ 6,608,635	\$ (64,799,430)	\$ (77,923,216)	\$ (58,495,507)	\$ (71,314,581)

As noted earlier, the net position may serve over time as a useful indicator of a government's financial position. In the case of the City, liabilities and deferred inflows of resources exceeded assets and deferred outflows of resources by approximately \$64.8 million at the close of the most recent fiscal year.

A portion of the City's net position consists of a negative \$32.6 million investment in capital assets (e.g., land, building, infrastructure, machinery, and equipment), which is net of accumulated depreciation/amortization and any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, \$35.7 million represents resources that are subject to external restrictions on how they may be used.

The City's net position increased by \$12.8 million during the current fiscal year. Governmental activities decreased net position by \$304,828 while business-type activities accounted for an increase of \$13.1 million.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Overview of the Financial Statements (Continued)

The City's Electric Fund accounted for a increase in net position of \$59,772 for the fiscal year. Net position in the Electric Fund increased due to a decrease in revenue and an increase in operating expenses. Actual operations of the Electric Fund generated an increase of \$409,772 before transfers compared to an increase of \$298,338 during the year ended September 30, 2024. This increase of \$111,434 from the previous fiscal year is primarily due to an increase in Charges for Services of \$75,248 and an increase in Operating Costs of \$88,386 due mostly to an increase in Cost of Sales and Services.

The City's Water Fund accounted for a decrease in net position of \$536,300 for the fiscal year. The decrease in net position before transfers of \$291,300 is a decrease over the corresponding decrease of \$96,899 recorded during the fiscal year ended September 30, 2024. This change was due to an increase in Personal Services costs of \$183,412, increase in Cost of Sales and Services of \$12,604, increase in Repairs and Maintenance of \$36,495, and a increase in revenues of \$44,808. The decrease in Personal Services costs was due to a staffing vacancy during the year. The decrease in revenues was due to less water usage by customers within the City during the year ended September 30, 2025.

The City's Garbage Fund accounted for a increase in net position of \$376,040 for the fiscal year. The increase in net position before transfers of \$96,116 is a decrease over the corresponding increase of \$81,575 recorded during the fiscal year ended September 30, 2024. This change was due to an increase in Personal Services costs of \$24,673, decrease in Cost of Sales and Services of \$32,840, increase in Repairs and Maintenance of \$2,613, and an increase in revenues of \$26,217. The increase in Personal Services costs was due to COLA and benefit cost increases throughout the year. The increase in revenues was due to a new fee structure implemented within the City during the year ended September 30, 2025.

CaPFA, the City's blended component unit, accounted for an increase of \$13.2 million in the City's net position for the fiscal year. All debt contained within the City's blended component unit are nonrecourse to the City and payable only from revenues derived from the projects. This increase was greater than the \$3.7 million decrease during fiscal year September 30, 2024. This change was due primarily to the increase in Charges for Services of \$3.7 million, decrease in operating expenses of \$737,423, decrease in the loss on disposal of capital assts of \$2.7 million and a decrease in contributions to others of \$8.1 million during the year ended September 30, 2025.

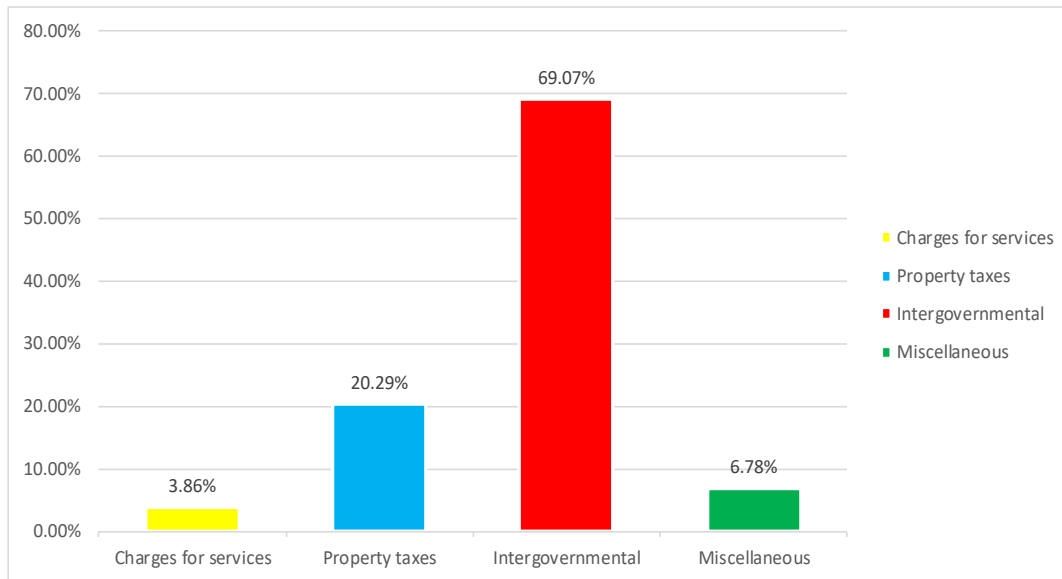
AHFA, a blended component unit of the City, accounted for no change in the City's net position for the fiscal year.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Governmental Activities

Governmental activities decreased the City's net position by \$304,828. The graph below shows the percentage of the total governmental activities revenues allocated by each revenue type.

**Revenues by Source – Governmental Activities
Year Ended September 30, 2025**



**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Governmental Activities (Continued)

The table below summarizes the changes in net position – Governmental Activities

**City of Moore Haven, Florida
Changes in Net Position – Governmental Activities
Year Ended September 30, 2025 and 2024**

	2025	2024
Revenues:		
Program Revenues:		
Charges for Services	\$ 58,508	\$ 48,645
Operating Grants	-	-
Capital Grants	493,583	2,125,864
General Revenues:		
Property Taxes	307,568	255,909
Intergovernmental	553,445	552,139
Interest Income	18,634	8,889
Other Revenues	84,129	692,480
Gain on Disposal of Capital Assets	-	6,690
Total Revenues	<u>1,515,867</u>	<u>3,690,616</u>
Expenses:		
General Government	1,280,566	1,069,132
Public Safety	81,816	83,106
Physical Environment	372,443	331,836
Transportation	162,238	214,673
Human Services	25,000	25,000
Culture and Recreation	653,632	639,089
Total Expenses	<u>2,575,695</u>	<u>2,362,836</u>
Excess before Transfers	(1,059,828)	1,327,780
Transfers	<u>755,000</u>	<u>872,157</u>
Change in Net Position	(304,828)	2,199,937
Net Position – Beginning	<u>6,608,751</u>	<u>4,408,814</u>
Net Position – Ending	<u>\$ 6,303,923</u>	<u>\$ 6,608,751</u>

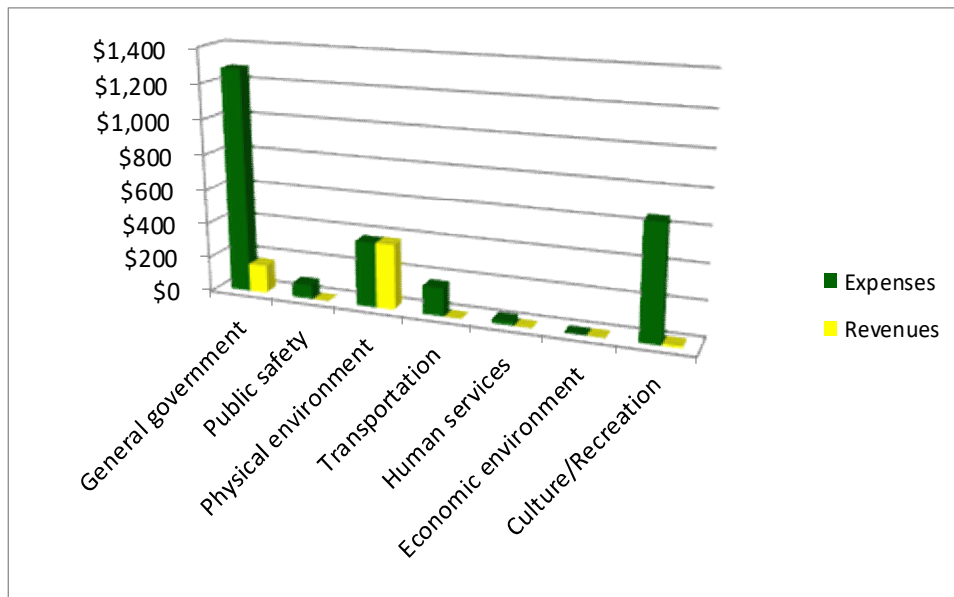
Overall, net position decreased by \$304,828 during the current fiscal year compared to the increase of \$2.2 million during fiscal year ended September 30, 2024. This change in net position in the Governmental Activities was due primarily to a decrease of \$1.6 million in capital grants, a decrease of \$608,351 in other revenue, decrease of \$117,157 in transfers from proprietary funds, and an increase of \$212,859 in expenses.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Governmental Activities (Continued)

The table below discloses the cost of services for governmental activities. The total cost of services column contains all costs related to the programs; the net cost column shows how much of the total expenses are not covered by program revenues or costs that must be covered by general revenues or transfers.

**Expenses and Program Revenues – Governmental Activities
Year Ended September 30, 2025 (in Thousands)**



Business-Type Activities

Business-type activities increased the City's net position by \$13.1 million. The City's electric utility decreased the City's net position by \$94,224, the garbage services decreased the City's net position by \$88,015 and the water utility decreased the City's net position by \$240,229. The City's blended component units, CaPFA increased the City's net position by \$13.4 million and AHFA had no change on the City's net position.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Business-Type Activities (Continued)

The table below summarizes the changes in net position – Business-Type Activities:

**City of Moore Haven, Florida
Changes in Net Position – Business-Type Activities
Year Ended September 30, 2025 and 2024**

	<u>2025</u>	<u>2024</u>
Revenues:		
Program Revenues:		
Charges for Services	\$ 55,137,368	\$ 50,789,011
Interest Income	1,686,764	1,828,742
Other Revenues	1,299,225	1,537,540
Gain on Disposal of Capital Assets	-	6,400
Total Revenues	<u>58,246,946</u>	<u>54,161,693</u>
Expenses:		
CaPFA	40,304,796	36,433,222
Electric	1,952,702	1,864,316
Water	1,673,304	1,443,259
Garbage	437,422	417,113
Total Expenses	<u>44,368,224</u>	<u>40,157,910</u>
Excess before Transfers	13,878,722	14,003,783
Transfers	<u>(755,000)</u>	<u>(872,157)</u>
Change in Net Position	13,123,722	13,131,626
Net Position – Beginning	<u>(77,923,152)</u>	<u>(91,054,778)</u>
Net Position – Ending	<u><u>\$ (64,799,430)</u></u>	<u><u>\$ (77,923,152)</u></u>

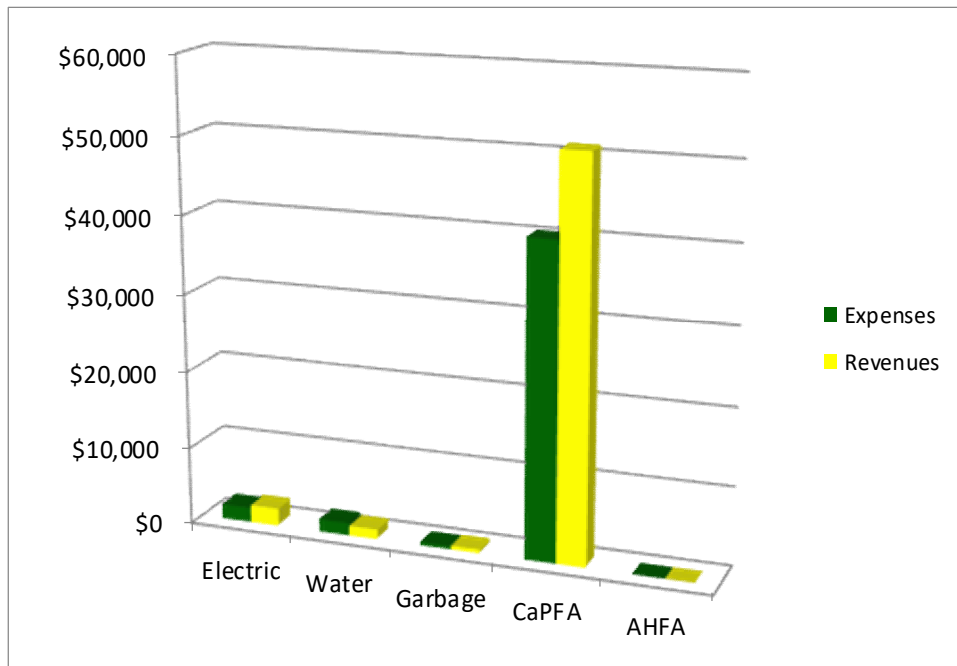
Net position in the City's blended component units, CaPFA and AHFA, increased \$13.2 million and did not change, respectively, during the current year. CaPFA's increase of \$13.4 million during the current year was more than the \$1.5 million decrease during fiscal year 2024. This change was due to the increase in Charges for Services of \$4.4 million, decrease in interest income of \$141,978, decrease of \$238,315 in other revenues, and an increase in operating expenses of \$4.2 million for the fiscal year ending September 30, 2025. All debt contained within the CaPFA component unit is project specific and nonrecourse to the City.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

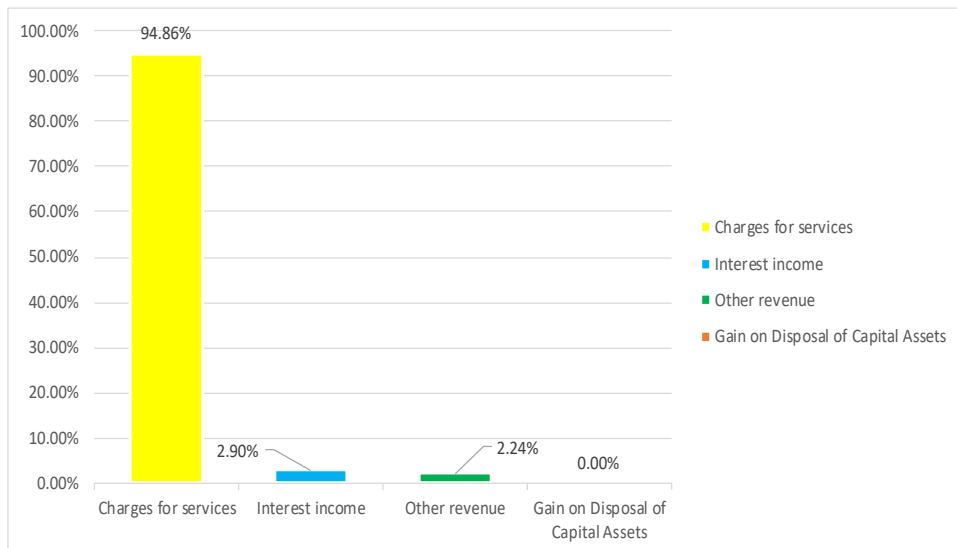
Business-Type Activities (Continued)

The following chart shows a comparison to expenses to program revenues for business-type activities for the fiscal year ended September 30, 2025.

**Expenses and Program Revenues – Business-Type Activities
Year Ended September 30, 2025 (in Thousands)**



**Revenue by Source – Business-Type Activities
Year Ended September 30, 2025 (in Thousands)**



**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Financial Analysis of the Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The table below summarizes the changes in the fund balances of the City's governmental funds:

Governmental Funds

	<u>2025</u>	<u>2024</u>
Fund Balance – Beginning	\$ 328,020	\$ 250,205
Revenues	1,712,183	3,435,673
Expenditures	(2,206,287)	(4,238,775)
Other Financing Sources	755,000	880,917
Fund Balance – Ending	<u>\$ 588,916</u>	<u>\$ 328,020</u>

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's funding requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The City's governmental funds consist of the General Fund, CRA Fund, Grant Fund and an ARPA Fund.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year the fund balance of the General Fund was \$583,998. An amount of \$622,581 was restricted for transportation. The remaining amount was unassigned.

The City's net change in fund balance in its General Fund was a decrease of \$139,550.

The City's General Fund is required to adopt an annual budget prepared on a basis consistent with generally accepted accounting principles (U.S. GAAP). Surpluses from any prior fiscal years cannot be appropriated in future fiscal years.

The CRA Fund is used to account for the tax increment factor levied on the benefiting properties within the defined district and the use of such funds. At the end of the current fiscal year the total fund balance for the CRA Fund was \$219,120. This entire amount was restricted for economic environment.

The City's net change in fund balance for its CRA Fund was an increase of \$16,052.

The ARPA Fund is used to account for the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund disbursements for the purpose of providing funds to local governments in order to facilitate the ongoing recovery from the COVID-19 pandemic. At the end of the current fiscal year the total fund balance for the ARPA Fund was \$8,444. This entire amount was restricted for other purposes.

The City's net change in fund balance for its ARPA Fund was \$1,257.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Financial Analysis of the Governmental Funds (Continued)

The Grant Fund is used to account for various grant disbursements for the purpose of providing funds to local governments in order to facilitate the completion of various projects. At the end of the current fiscal year the total fund balance for the Grant Fund was negative \$222,646 (deficit). This entire amount was restricted for other purposes.

The City's net change in fund balance for its Grant Fund was \$383,137.

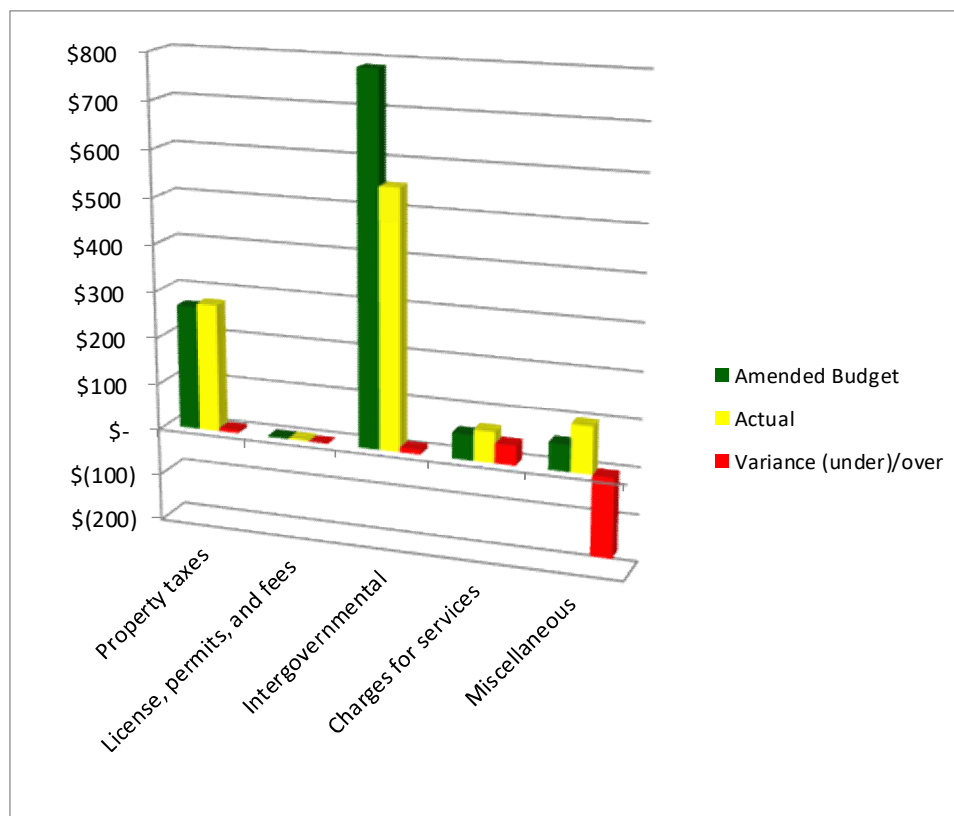
Proprietary Funds. The City's proprietary funds statements provide the same type of information found in the government-wide financial statements, but in more detail.

The total increase in net position for all enterprise funds was \$13.1 million. This includes an increase of \$13.2 million and no change attributable to CaPFA and AHFA, respectively, the component units of the City.

General Fund Budgetary Highlights

The following information is presented to assist the reader in comparing the final Amended Budget to actual results. The Amended Budget can be modified subsequent to the end of the fiscal year.

**General Fund Revenues
Year Ended September 30, 2025 (in Thousands)**



**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

General Fund Budgetary Highlights (Continued)

**General Fund Revenues
Year Ended September 30, 2025**

	Final Amended Budget	Actual	Variance
Taxes:			
Property	\$ 267,401	\$ 275,472	\$ 8,071
License, Permits, and Fees	3,250	3,560	310
Intergovernmental	786,388	553,445	(232,943)
Charges for Services	55,387	66,940	11,553
Miscellaneous	57,941	101,058	43,117
Total Revenues	<u>\$ 1,170,367</u>	<u>\$ 1,000,475</u>	<u>\$ (169,892)</u>

**General Fund Expenditures
Year Ended September 30, 2025**

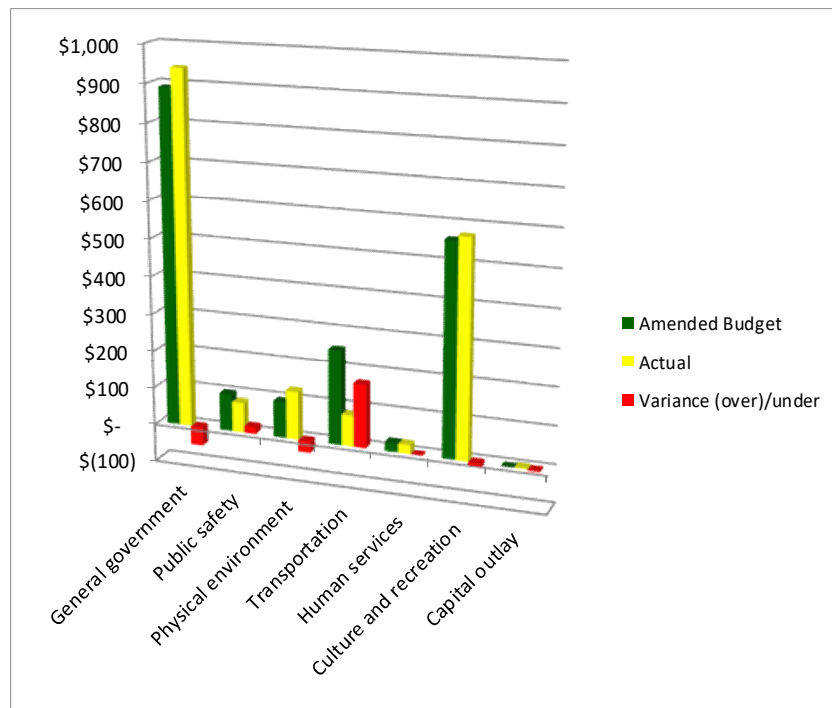
	Final Amended Budget	Actual	Variance
General Government	\$ 890,467	\$ 941,176	\$ (50,709)
Public Safety	99,635	80,703	18,932
Physical Environment	96,517	128,277	(31,760)
Transportation	252,382	83,627	168,755
Human Services	25,000	25,000	-
Culture and Recreation	561,366	573,054	(11,688)
Capital Outlay	-	3,050	(3,050)
Debt Service	-	4,068	(4,068)
Total Expenditures	<u>\$ 1,925,367</u>	<u>\$ 1,838,955</u>	<u>\$ 86,412</u>

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

General Fund Budgetary Highlights (Continued)

The following chart and table summarizes actual expenditures by function/program for the fiscal year ended September 30, 2025, and compares expenditures with the Amended Budget.

**General Fund Expenditures
Year Ended September 30, 2025 (in Thousands)**



The difference between budgeted and actual revenue amounts was a negative \$169,892 in the City's revenues primarily due to negative variance of \$232,943 in Intergovernmental Revenue related to grants, a positive variance of \$43,117 in miscellaneous revenue and a positive variance of \$11,553 in Charges for Services.

The difference between budgeted and actual expenditures resulted in a negative variance of \$86,412 and is due primarily to increases in Transportation expenses.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Capital and Right to Use Assets and Debt Administration

Capital and Right to Use Assets

The City's investment in capital assets for its governmental and business-type activities at September 30, 2025 amounts to \$81.1 million (net of accumulated depreciation/amortization). This investment in capital assets includes land, structures and improvements, apartment furniture and appliances, transmission, distribution and collection plants, machinery and equipment, and right to use assets, which are detailed as follows (net of accumulated depreciation/amortization):

Capital Assets

	Governmental	Business-Type	Total
Land	\$ 266,483	\$ 190,500	\$ 456,983
Construction in Progress	16,523	652,526	669,049
Infrastructure	4,776,851	-	4,776,851
Structures and Improvements	834,803	66,544,522	67,379,325
Apartment Furniture and Appliances	-	968,535	968,535
Transmission, Distribution and Collection Plants	-	5,820,950	5,820,950
Machinery and Equipment	261,093	790,496	1,051,589
Right to Use Assets - Equipment	-	18,789	18,789
Total Capital Assets	<u>\$ 6,155,753</u>	<u>\$ 74,986,318</u>	<u>\$ 81,142,071</u>

The City has developed various capital improvement programs to improve the quality of life of its residents. During the year ended September 30, 2025, the total amount expended for Capital Outlay in the General Fund was \$0.

Long-Term Debt

At the end of the current fiscal year, the City had a total bonded debt outstanding of \$135.0 million and certificates of participation of \$58.8 million. Of this amount, \$131.5 million were revenue bonds and \$58.8 million were certificates of participation for CaPFA, the City's blended component unit; the remaining \$3.5 million were revenue bonds for the City's water utility. CaPFA's certificates of participation were issued to finance the demolition and reconstruction of a high school for the government of Guam.

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025**

Economic Factors and Next Year's Budget

The factors listed below were considered in preparing the City's budget for the 2026 fiscal year:

- Future land Uses and Zoning was updated to create a new Downtown and Marina District. This zoning increases the density and uses in the District to allow for mixed development. With the zoning changes and the completion of the Downtown Improvement Project the City is trying to attract business, commercial and residential to the District. With improvement in the economy developments look encouraging for new business development in the City. Recently a developer purchased 9 acres (3 parcels) in the City's Marina District and is exploring development using the new zoning. The City is optimistic that improvements currently being made at the nearby Airglades International Airport will eventually have a positive effect on possible new businesses entering the area. The improvements are geared toward making the airport a hub for cargo and perishable goods to and from Latin-America.
- The City received a grant award for \$1.1 million from the State of Florida Department of Economic Opportunity for the Downtown Revitalization Stormwater and Roadway Infrastructure Improvements Project. This Project provided road reconstruction and drainage improvements for Main Street and the downtown area and is expected to start development of the downtown area. In a past Florida legislative session, the City also received \$934,960 in funding for additional drainage improvements in the downtown area. The development of the downtown area in addition to development of the marina could greatly increase business investment in the City. Construction for this Project started in 2023 with completion in 2025.

Requests for Information

This financial report is designed to provide a general overview of the City of Moore Haven's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report, or requests for additional information, should be addressed to the City of Moore Haven, PO Box 399, Moore Haven, FL 33471.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Cash Equivalents	\$ 459,498	\$ 19,391,711	\$ 19,851,209
Restricted Assets:			
Cash and Cash Equivalents	800,674	39,615,763	40,416,437
Capital Credit	-	456,806	456,806
Accounts Receivable, Net	16,892	597,313	614,205
Availability Payment Arrangement Receivable	-	59,270,417	59,270,417
Prepaid Items	-	2,053,852	2,053,852
Due from Other Governments	263,852	244,939	508,791
Internal Balances	(469,248)	469,248	-
Advance to Joint Venture	-	315,335	315,335
Capital Assets (Net of Accumulated Depreciation/Amortization):			
Land	266,483	190,500	456,983
Construction in Progress	16,523	652,526	669,049
Infrastructure	4,776,851	-	4,776,851
Structures and Improvements	834,803	66,544,522	67,379,325
Apartment Furniture and Appliances	-	968,535	968,535
Transmission, Distribution, and Collection Plants	-	5,820,950	5,820,950
Machinery and Equipment	261,093	790,496	1,051,589
Right to Use Asset - Equipment	-	18,789	18,789
Total Assets	<u>7,227,421</u>	<u>197,401,702</u>	<u>204,629,123</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Amount on Pensions	112,185	115,527	227,712
Deferred Amount on Debt	-	629,612	629,612
Total Deferred Outflows of Resources	<u>112,185</u>	<u>745,139</u>	<u>857,324</u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Accounts Payable and Accrued Liabilities	\$ 133,821	\$ 1,916,901	\$ 2,050,722
Prepaid Tenant Rent	-	698,967	698,967
Due to Other Governmental Units	16,777	155,635	172,412
Unearned Revenue	165,493	2,479,643	2,645,136
Payable from Restricted Assets:			
Customer Security Deposits and Advances	-	288,065	288,065
Certificates of Participation	-	2,770,000	2,770,000
Accrued Interest	-	3,542,538	3,542,538
Revenue Bonds and Notes Payable	-	9,216,933	9,216,933
Noncurrent Liabilities:			
Due Within One Year	30,165	42,045	72,210
Due in More Than One Year	-	181,863,251	181,863,251
Total OPEB Liability	65,115	69,323	134,438
Net Pension Liability	476,325	490,568	966,893
Total Liabilities	<u>887,696</u>	<u>203,533,869</u>	<u>204,421,565</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Amount on Pensions	147,987	152,402	300,389
Deferred Amount on Availability			
Payment Arrangement	-	59,260,000	59,260,000
Total Deferred Inflows of Resources	<u>147,987</u>	<u>59,412,402</u>	<u>59,560,389</u>
NET POSITION (DEFICIT)			
Net Investment in Capital Assets	6,155,753	(32,569,110)	(26,413,357)
Restricted for:			
Debt Service	-	25,250,668	25,250,668
Economic Environment	251,216	-	251,216
Transportation	622,581	-	622,581
Grants	8,444	-	8,444
Capital Project	-	2,283,970	2,283,970
Renewal and Replacement	-	7,369,847	7,369,847
Insurance	-	820,358	820,358
Unrestricted	(734,071)	(67,955,163)	(68,689,234)
Total Net Position (Deficit)	<u>\$ 6,303,923</u>	<u>\$ (64,799,430)</u>	<u>\$ (58,495,507)</u>

See accompanying Notes to Basic Financial Statements.

**CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position Primary Government		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Primary Government:							
Governmental Activities:							
General Government	\$ 1,280,566	\$ 46,108	\$ -	\$ 118,431	\$ (1,116,027)	\$ -	\$ (1,116,027)
Public Safety	81,816	-	-	-	(81,816)	-	(81,816)
Physical Environment	372,443	-	-	375,152	2,709	-	2,709
Transportation	162,238	-	-	-	(162,238)	-	(162,238)
Human Services	25,000	-	-	-	(25,000)	-	(25,000)
Culture/Recreation	653,632	12,400	-	-	(641,232)	-	(641,232)
Total Governmental Activities	2,575,695	58,508	-	493,583	(2,023,604)	-	(2,023,604)
Business-Type Activities:							
CaPFA	40,304,796	51,087,808	-	-	-	10,783,012	10,783,012
Electric	1,952,702	2,192,693	123,589	-	-	363,580	363,580
Water	1,673,304	1,328,329	-	-	-	(344,975)	(344,975)
Garbage	437,422	528,538	-	-	-	91,116	91,116
Total Business-Type Activities	44,368,224	55,137,368	123,589	-	-	10,892,733	10,892,733
Total Primary Government	<u>\$ 46,943,919</u>	<u>\$ 55,195,876</u>	<u>\$ 123,589</u>	<u>\$ 493,583</u>	<u>(2,023,604)</u>	<u>10,892,733</u>	<u>8,869,129</u>
General Revenues:							
Property Taxes, Levied for General Purposes					307,568	-	307,568
Intergovernmental Revenues, not Restricted to Specific Programs					553,445	-	553,445
Investment Earnings					18,634	1,686,764	1,705,398
Miscellaneous					84,129	1,299,225	1,383,354
Transfers					755,000	(755,000)	-
Total General Revenues and Transfers					1,718,776	2,230,989	3,949,765
Change in Net Position					(304,828)	13,123,722	12,818,894
Net Position (Deficit) - Beginning of Year					6,608,751	(77,923,152)	(71,314,401)
Net Position (Deficit) - End of Year					<u>\$ 6,303,923</u>	<u>\$ (64,799,430)</u>	<u>\$ (58,495,507)</u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	CRA Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and Cash Equivalents	\$ 397,925	\$ -	\$ 61,573	\$ 459,498
Accounts Receivable, Net	16,892	-	-	16,892
Due from Other Funds	751,410	24,058	155,822	931,290
Due from Other Governments	80,224	49,065	134,563	263,852
Cash and Cash Equivalents - Restricted	622,581	178,093	-	800,674
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Assets	<u>\$ 1,869,032</u>	<u>\$ 251,216</u>	<u>\$ 351,958</u>	<u>\$ 2,472,206</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable and Accrued Liabilities	\$ 123,864	\$ -	\$ 9,957	\$ 133,821
Due to Other Funds	1,144,393	-	256,145	1,400,538
Due to Other Governments	16,777	-	-	16,777
Unearned Revenue	-	-	165,493	165,493
Total Liabilities	<u>1,285,034</u>	<u>-</u>	<u>431,595</u>	<u>1,716,629</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue	<u>-</u>	<u>32,096</u>	<u>134,565</u>	<u>166,661</u>
FUND BALANCES				
Restricted:				
Grants	-	-	8,444	8,444
Economic Environment	-	219,120	-	219,120
Transportation	622,581	-	-	622,581
Unassigned	<u>(38,583)</u>	<u>-</u>	<u>(222,646)</u>	<u>(261,229)</u>
Total Fund Balances	<u>583,998</u>	<u>219,120</u>	<u>(214,202)</u>	<u>588,916</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,869,032</u>	<u>\$ 251,216</u>	<u>\$ 351,958</u>	<u>\$ 2,472,206</u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total Fund Balance – Governmental Funds		\$ 588,916
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		6,155,753
Some revenues are not available in the current period and, therefore, are not reported in the funds.		166,661
Deferred outflows of resources are reported as a result of changes in deferred amounts on pensions in the statement of net position.		112,185
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the fund.		
Compensated Absences	\$ (30,165)	
Net Pension Liability	(476,325)	
Total Other Postemployment Benefits Liability	<u>(65,115)</u>	(571,605)
Deferred inflows of resources are reported as a result of changes in deferred amounts on pensions in the statement of net position.		<u>(147,987)</u>
Net Position of Governmental Activities		<u><u>\$ 6,303,923</u></u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	General Fund	CRA Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES				
Property Taxes	\$ 275,472	\$ -	\$ -	\$ 275,472
Licenses, Permits, and Fees	3,560	-	-	3,560
Intergovernmental	553,445	-	710,003	1,263,448
Charges for Services	66,940	-	-	66,940
Contributions and Donations	-	-	-	-
Miscellaneous	101,058	177	1,528	102,763
Total Revenues	1,000,475	177	711,531	1,712,183
EXPENDITURES				
Current:				
General Government	941,176	-	343,054	1,284,230
Public Safety	80,703	-	-	80,703
Physical Environment	128,277	-	-	128,277
Transportation	83,627	-	-	83,627
Human Services	25,000	-	-	25,000
Culture/Recreation	573,054	-	-	573,054
Capital Outlay	3,050	-	26,990	30,040
Debt Service:				
Principal	1,344	-	-	1,344
Interest	12	-	-	12
Total Expenditures	1,836,243	-	370,044	2,206,287
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(835,768)	177	341,487	(494,104)
OTHER FINANCING SOURCES (USES)				
Transfers In	755,000	15,875	133,533	904,408
Transfers Out	(58,782)	-	(90,626)	(149,408)
Total Other Financing Sources (Uses)	696,218	15,875	42,907	755,000
CHANGE IN FUND BALANCES	(139,550)	16,052	384,394	260,896
Fund Balances - Beginning of Year	723,548	203,068	(598,596)	328,020
FUND BALANCES (DEFICIT) - END OF YEAR	<u>\$ 583,998</u>	<u>\$ 219,120</u>	<u>\$ (214,202)</u>	<u>\$ 588,916</u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2025

Net Change in Fund Balance – Governmental Funds	\$	260,896
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation/amortization expense. This is the amount by which capital outlay exceeded depreciation/amortization in the current period.

Capital Outlay	\$	30,040	
Depreciation/Amortization		<u>(422,415)</u>	(392,375)

The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. This transaction, however, has no affect on net position.		1,344
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. This item represents the change caused by the "available" revenue recognition criteria.		(196,316)
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Compensated absences are not recorded in the fund financial statements. However, the obligation is recorded when earned in the government-wide financial statements.		(11,680)
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Net change in the liability, deferred outflows and inflows for OPEB is reported in the government-wide statements, but not in the governmental fund statements.		(17,583)
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Net change in the liability, deferred outflows and inflows for pension is reported in the government-wide statements, but not in the governmental fund statements.		<u>50,886</u>
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Change in Net Position of Governmental Activities	\$	<u><u>(304,828)</u></u>
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See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL – GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Property Taxes	\$ 267,401	\$ 267,401	\$ 275,472	\$ 8,071
Licenses, Permits, and Fees	3,250	3,250	3,560	310
Intergovernmental	786,388	786,388	553,445	(232,943)
Charges for Services	55,387	55,387	66,940	11,553
Miscellaneous	57,941	57,941	101,058	43,117
Total Operating Revenues	<u>1,170,367</u>	<u>1,170,367</u>	<u>1,000,475</u>	<u>(169,892)</u>
EXPENDITURES				
Current:				
General Government	890,467	890,467	941,176	(50,709)
Public Safety	99,635	99,635	80,703	18,932
Physical Environment	96,517	96,517	128,277	(31,760)
Transportation	252,382	252,382	83,627	168,755
Human Services	25,000	25,000	25,000	-
Culture/Recreation	561,366	561,366	573,054	(11,688)
Capital Outlay	-	-	3,050	(3,050)
Debt Service:				
Principal	-	-	1,344	(1,344)
Interest	-	-	12	(12)
Total Expenditures	<u>1,925,367</u>	<u>1,925,367</u>	<u>1,836,243</u>	<u>89,124</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(755,000)	(755,000)	(835,768)	(80,768)
OTHER FINANCING SOURCES (USES)				
Transfers In	755,000	755,000	755,000	-
Transfers Out	-	-	(58,782)	(58,782)
Total Other Financing Sources (Uses)	<u>755,000</u>	<u>755,000</u>	<u>696,218</u>	<u>(58,782)</u>
CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	(139,550)	<u>\$ (139,550)</u>
Fund Balance - Beginning of Year			<u>723,548</u>	
FUND BALANCE - END OF YEAR			<u>\$ 583,998</u>	

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL – CRA FUND
YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Miscellaneous	110	110	177	67
Total Operating Revenues	110	110	177	67
EXPENDITURES				
Current:				
Economic Environment	-	-	-	-
Total Expenditures	-	-	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	110	110	177	67
OTHER FINANCING SOURCES (USES)				
Operating Transfer In	-	-	15,875	15,875
Total Other Financing Sources (Uses)	-	-	15,875	15,875
CHANGE IN FUND BALANCE	<u>\$ 110</u>	<u>\$ 110</u>	16,052	<u>\$ 15,942</u>
Fund Balance - Beginning			203,068	
FUND BALANCE - ENDING			<u>\$ 219,120</u>	

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
SEPTEMBER 30, 2025

	Business-Type Activities – Enterprise Funds				
	CaPFA	Electric Fund	Water Fund	Nonmajor Garbage Fund	Total
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 16,106,206	\$ 780,775	\$ 2,126,418	\$ 378,312	\$ 19,391,711
Restricted Assets:					
Cash and Cash Equivalents	12,549,023	-	656,557	-	13,205,580
Accounts Receivable, Net	92,101	238,278	214,267	52,667	597,313
Availability Payment Arrangement Receivable	2,742,500	-	-	-	2,742,500
Prepaid Items	2,044,890	-	8,962	-	2,053,852
Total Current Assets	33,534,720	1,019,053	3,006,204	430,979	37,990,956
NONCURRENT ASSETS					
Restricted Assets:					
Cash and Cash Equivalents	25,146,440	1,198,841	64,902	-	26,410,183
Availability Payment Arrangement Receivable, Less Current Portion	56,527,917	-	-	-	56,527,917
Capital Credit	-	456,806	-	-	456,806
Due from Other Funds	1,023,812	130,259	270	-	1,154,341
Advance to Joint Venture	315,335	-	-	-	315,335
Due from Other Governments	-	135,299	109,640	-	244,939
Capital Assets (Net of Accumulated Depreciation/Amortization):					
Land	-	28,350	162,150	-	190,500
Construction in Progress	652,526	-	-	-	652,526
Structures and Improvements	171,903,012	56,108	309,094	-	172,268,214
Apartment Furniture and Appliances	2,625,734	-	-	-	2,625,734
Transmission, Distribution, and Collection Plants	-	869,965	14,536,171	-	15,406,136
Machinery and Equipment	461,371	397,980	778,512	752,150	2,390,013
Right to Use Asset - Equipment	56,363	-	-	-	56,363
Total Capital Assets	175,699,006	1,352,403	15,785,927	752,150	193,589,486
Less: Accumulated Depreciation/Amortization	(107,431,502)	(934,409)	(9,853,212)	(384,046)	(118,603,169)
Net Capital Assets	68,267,504	417,994	5,932,715	368,104	74,986,317
Total Noncurrent Assets	151,281,008	2,339,199	6,107,527	368,104	160,095,838
Total Assets	184,815,728	3,358,252	9,113,731	799,083	198,086,794
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Amount on Pensions	-	30,770	65,307	19,450	115,527
Deferred Amount on Refunding	629,612	-	-	-	629,612
Total Deferred Outflows of Resources	629,612	30,770	65,307	19,450	745,139

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (CONTINUED)
SEPTEMBER 30, 2025

	Business-Type Activities – Enterprise Funds				
	CaPFA	Electric Fund	Water Fund	Nonmajor Garbage Fund	Total
CURRENT LIABILITIES					
Accounts Payable and Accrued Liabilities	\$ 1,538,404	\$ 272,807	\$ 73,881	\$ 31,809	\$ 1,916,901
Due to Other Funds	13,337	176,798	494,958	-	685,093
Due to Other Governments	-	10,064	145,571	-	155,635
Prepaid Tenant Rent	698,967	-	-	-	698,967
Compensated Absences	-	9,668	18,838	3,799	32,305
Unearned Revenue	2,479,643	-	-	-	2,479,643
Lease Liability	9,740	-	-	-	9,740
Payable from Restricted Assets:					
Customer Security Deposits and Advances	-	230,045	58,020	-	288,065
Accrued Interest	3,533,542	-	8,996	-	3,542,538
Revenue Bonds and Notes Payable	9,130,000	-	86,933	-	9,216,933
Certificates of Participation	2,770,000	-	-	-	2,770,000
Total Current Liabilities	20,173,633	699,382	887,197	35,608	21,795,820
NONCURRENT LIABILITIES					
Lease Liability, Less Current Portion	10,980	-	-	-	10,980
Total OPEB Liability	-	18,091	41,446	9,786	69,323
Net Pension Liability	-	130,660	277,320	82,588	490,568
Revenue Bonds and Notes Payable, Less Current Portion	122,415,491	-	3,414,995	-	125,830,486
Certificates of Participation, Less Current Portion	56,021,785	-	-	-	56,021,785
Total Noncurrent Liabilities	178,448,256	148,751	3,733,761	92,374	182,423,142
Total Liabilities	198,621,889	848,133	4,620,958	127,982	204,218,962
DEFERRED INFLOWS OF RESOURCES					
Deferred Amount on Pensions	-	40,592	86,152	25,657	152,401
Deferred Amount on Availability					
Payment Arrangement	59,260,000	-	-	-	59,260,000
Total Deferred Inflows of Resources	59,260,000	40,592	86,152	25,657	59,412,401
NET POSITION (DEFICIT)					
Net Investment in Capital Assets	(35,785,995)	417,994	2,430,787	368,104	(32,569,110)
Restricted for Debt Service	25,084,391	-	166,277	-	25,250,668
Restricted for Capital Projects	2,283,970	-	-	-	2,283,970
Restricted for Renewal and Replacement	5,919,767	968,796	481,284	-	7,369,847
Restricted for Insurance	820,358	-	-	-	820,358
Unrestricted Net Position (Deficit)	(70,759,040)	1,113,507	1,393,580	296,790	(67,955,163)
Total Net Position (Deficit)	\$ (72,436,549)	\$ 2,500,297	\$ 4,471,928	\$ 664,894	\$ (64,799,430)

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION –
PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities - Enterprise Funds				Total
	CaPFA	Electric Fund	Water Fund	Nonmajor Garbage Fund	
OPERATING REVENUES					
Charges for Services	\$ 51,087,808	\$ 2,192,693	\$ 1,328,329	\$ 528,538	\$ 55,137,368
OPERATING EXPENSES					
Personnel Services	3,848,759	286,117	447,964	169,116	4,751,956
Cost of Sales and Services	-	1,622,529	550,652	152,513	2,325,694
Promotions and Marketing	452,436	-	-	-	452,436
Telecommunication Resale Expense	563,228	-	-	-	563,228
Taxes and Insurance	3,301,432	-	-	-	3,301,432
Contractual Services	3,651,585	-	-	-	3,651,585
Utilities	3,186,317	-	-	-	3,186,317
Legal	3,894	-	-	-	3,894
Office Expense	402,809	-	-	-	402,809
Ground Rent	5,361,410	-	-	-	5,361,410
Repairs and Maintenance	5,937,651	-	100,352	33,067	6,071,070
Miscellaneous	516,689	-	4,479	307	521,475
Depreciation/Amortization	5,207,149	44,056	458,011	82,419	5,791,635
Total Operating Expenses	<u>32,433,359</u>	<u>1,952,702</u>	<u>1,561,458</u>	<u>437,422</u>	<u>36,384,941</u>
OPERATING INCOME (LOSS)	18,654,449	239,991	(233,129)	91,116	18,752,427
NONOPERATING REVENUES (EXPENSES)					
Interest Income	1,610,954	22,129	53,681	-	1,686,764
Interest Expense	(7,852,224)	-	(111,846)	-	(7,964,070)
Capital Contribution		123,589	-	-	123,589
Miscellaneous Income	1,270,168	24,063	(6)	5,000	1,299,225
Miscellaneous Expense	(19,213)	-	-	-	(19,213)
Total Nonoperating Revenues (Expenses)	<u>(4,990,315)</u>	<u>169,781</u>	<u>(58,171)</u>	<u>5,000</u>	<u>(4,873,705)</u>
INCOME (LOSS) BEFORE TRANSFERS	13,664,134	409,772	(291,300)	96,116	13,878,722
TRANSFERS					
Transfers In	-	-	-	439,924	439,924
Transfers Out	(439,924)	(350,000)	(245,000)	(160,000)	(1,194,924)
Total Transfers	<u>(439,924)</u>	<u>(350,000)</u>	<u>(245,000)</u>	<u>279,924</u>	<u>(755,000)</u>
CHANGE IN NET POSITION	13,224,210	59,772	(536,300)	376,040	13,123,722
Total Net Position (Deficit) - Beginning of Year	<u>(85,660,759)</u>	<u>2,440,525</u>	<u>5,008,228</u>	<u>288,854</u>	<u>(77,923,152)</u>
TOTAL NET POSITION (DEFICIT) - END OF YEAR	<u>\$ (72,436,549)</u>	<u>\$ 2,500,297</u>	<u>\$ 4,471,928</u>	<u>\$ 664,894</u>	<u>\$ (64,799,430)</u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities – Enterprise Funds				
	CaPFA	Electric Fund	Water Fund	Nonmajor Garbage Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash Received from Customers and Users	\$ 51,293,240	\$ 2,179,626	\$ 1,320,222	\$ 528,583	\$ 55,321,671
Cash Paid to Suppliers	(23,077,371)	(1,669,581)	(674,041)	(179,736)	(25,600,729)
Cash Paid to Employees	(3,848,759)	(288,909)	(477,629)	(159,799)	(4,775,096)
Net Cash Provided by Operating Activities	24,367,110	221,136	168,552	189,048	24,945,846
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Operating Grant Receipts	-	123,589	-	-	123,589
Transfers to Other Funds	(439,924)	(350,000)	(245,000)	(160,000)	(1,194,924)
Transfers from Other Funds	-	-	-	439,924	439,924
Other Receipts (Payments)	1,160,350	141,563	194,582	5,000	1,501,495
Net Cash Provided (Used) by Noncapital Financing Activities	720,426	(84,848)	(50,418)	284,924	870,084
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of Capital Assets	(4,008,465)	(62,847)	-	(439,925)	(4,511,237)
Interest Paid on Long-Term Debt	(9,213,034)	-	(112,062)	-	(9,325,096)
Principal Payments on Long-Term Debt	(11,125,000)	-	(84,176)	-	(11,209,176)
Principal Paid on Obligation Under Lease Liability	(11,717)	-	-	-	(11,717)
Trustee Fees Paid	(19,213)	-	-	-	(19,213)
Net Cash Used by Capital and Related Financing Activities	(24,377,429)	(62,847)	(196,238)	(439,925)	(25,076,439)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest and Other Income Received	1,621,011	22,129	53,681	-	1,696,821
Net Cash Provided by Investing Activities	1,621,011	22,129	53,681	-	1,696,821
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,331,118	95,570	(24,423)	34,047	2,436,312
Cash and Cash Equivalents - Beginning of Year	51,470,551	1,884,046	2,872,300	344,265	56,571,162
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 53,801,669</u>	<u>\$ 1,979,616</u>	<u>\$ 2,847,877</u>	<u>\$ 378,312</u>	<u>\$ 59,007,474</u>
RECONCILIATION OF CASH AND CASH EQUIVALENTS					
Current Assets - Cash and Cash Equivalents	\$ 16,106,206	\$ 780,775	\$ 2,126,418	\$ 378,312	\$ 19,391,711
Current Assets - Restricted Cash and Cash Equivalents	12,549,023	-	656,557	-	13,205,580
Noncurrent Assets - Restricted Cash and Cash Equivalents	25,146,440	1,198,841	64,902	-	26,410,183
Total Cash and Cash Equivalents	<u>\$ 53,801,669</u>	<u>\$ 1,979,616</u>	<u>\$ 2,847,877</u>	<u>\$ 378,312</u>	<u>\$ 59,007,474</u>

See accompanying Notes to Basic Financial Statements.

CITY OF MOORE HAVEN, FLORIDA
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2025

	Business-Type Activities – Enterprise Funds				
	CaPFA	Electric Fund	Water Fund	Nonmajor Garbage Fund	Total
RECONCILIATION OF OPERATING INCOME (LOSS)					
TO NET CASH PROVIDED BY					
OPERATING ACTIVITIES					
Operating Income (Loss)	\$ 18,654,449	\$ 239,991	\$ (233,129)	\$ 91,116	\$ 18,752,427
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation/Amortization	5,207,149	44,056	458,011	82,419	5,791,635
Changes in Assets and Liabilities:					
(Increase) Decrease in:					
Accounts Receivable	(15,068)	(14,186)	(9,237)	45	(38,446)
Inventory	-	-	-	-	-
Due to/from Other Governments	-	(104,992)	(53,947)	-	(158,939)
Prepaid Items	(199,587)	-	-	-	(199,587)
Other Assets	2,636,250	-	-	-	2,636,250
Deferred Outflows - Pension	-	10,104	28,721	3,384	42,209
Increase (Decrease) in:					
Accounts Payable and Accrued Expenses	499,667	57,940	35,389	6,151	599,147
Unearned Revenue	(2,472,575)	1,119	1,130	-	(2,470,326)
Prepaid Tenant Rent	56,825	-	-	-	56,825
Total OPEB Liability	-	5,362	12,282	2,900	20,544
Net Pension Liability	-	(35,708)	(105,386)	(10,354)	(151,448)
Deferred Inflows - Pension	-	17,840	33,814	12,947	64,601
Compensated Absences	-	(390)	904	440	954
Net Cash Provided by Operating Activities	<u>\$ 24,367,110</u>	<u>\$ 221,136</u>	<u>\$ 168,552</u>	<u>\$ 189,048</u>	<u>\$ 24,945,846</u>

See accompanying Notes to Basic Financial Statements.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The City of Moore Haven, Florida (the City) was incorporated in 1925 pursuant to Chapter 10923, Special Acts of 1925, Laws of Florida. An elected mayor and four-member city council (the Council) govern the City. The City provides the following services to its residents: general government, public safety, physical environment, transportation, human services, economic environment, culture/recreation, student housing rental, affordable housing, electricity, and water services. The Council is responsible for legislative and fiscal control of the City.

The basic financial statements of the City have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), applicable to state and local governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards, which along with subsequent GASB pronouncements (Statements and Interpretations), constitutes U.S. GAAP for governmental units.

Financial Reporting Entity

U.S. GAAP require that the reporting entity include (1) the primary government, (2) organizations for which the primary government is financially accountable, and (3) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The criteria provided in GASB Statement No. 14, *The Financial Reporting Entity* (as amended) have been considered in determining the Agencies, boards or authorities to be presented with the City.

A component unit is a legally separate organization for which the elected officials of the primary government are financially accountable. Under criteria established by GASB No. 14 (as amended), component units are to be either blended with the primary government or presented discretely. For a component unit to be blended it must meet one or both of the following two situations: 1) the board of the component unit is substantially the same as that of the primary government or 2) the component unit serves the primary government exclusively.

Blended Component Units

The Moore Haven Redevelopment Agency (the CRA), although an entity legally separate from the City, is governed by the Council. In 2004, Ordinance 241, as amended by Ordinance 284, created the CRA pursuant to section 163.357 of the Florida statutes. The governing body of the CRA is the Council. Therefore, for financial reporting purposes, the CRA is reported as a special revenue fund in the City's financial statements.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Reporting Entity (Continued)

Blended Component Units (Continued)

The Affordable Housing Finance Authority (the Authority) is an entity that is legally separate from the City; however, because the governing bodies are the same, the entity is blended with the primary government under the business-type activities. There has been only limited financial activity since inception for the Authority; consequently, no separately issued financial statements are prepared. The Authority had no balances and no activity for the year ended September 30, 2025.

The Capital Projects Finance Authority (CaPFA) and two legally separate special purpose corporations acting as instrumentalities of CaPFA: CaPFA Capital Corp. 2000F, and CaPFA Capital Corp. 2010A; however, the governing bodies are the same. These entities are blended with the primary government under the business-type activities. Separately issued audited financial statements for CaPFA Capital Corp. 2000F can be obtained from the City Clerk at 299 Riverside Drive, Moore Haven, Florida 33471.

Basic Financial Statements

The basic financial statements include both government-wide (based on the City as a whole) and fund financial statements along with the notes to the financial statements. The focus of the financial statements is on either the City as a whole or major individual funds (within the fund financial statements).

Government-Wide and Fund Financial Statements

The government-wide statement of net position and statement of activities report information on all activities of the City. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services.

The government-wide 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 to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; 2) grants and contributions that are restricted to meeting the operating requirements of a particular function or segment; and 3) grants and contributions that are restricted to meeting capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Reporting Entity (Continued)

Government-Wide and Fund Financial Statements (Continued)

The net cost by function is normally covered by general revenue (property taxes, utility taxes, franchise fees, licenses and permits, certain intergovernmental revenues, interest income, etc.).

Separate fund based financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The government-wide focus is more on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

Measurement Focus and Basis of Accounting

Basis of accounting determines when transactions are reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year when an enforceable lien exists and when levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when due.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Reporting Entity (Continued)

Measurement Focus and Basis of Accounting (Continued)

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental column, a reconciliation is presented on the page following each statement, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental activities of the government-wide presentation.

Property taxes, franchise and utility taxes, intergovernmental revenues when eligibility requirements have been met, licenses, charges for services, contributions, and investment earnings associated with the current fiscal period are all considered to be measurable and have been recognized as revenues of the current fiscal period, if available. Permits, fines and forfeitures, and miscellaneous revenues are considered measurable only when cash is received by the government.

Proprietary fund-type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net total assets. Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the City's enterprise funds are charges to customers for sales and services and rents. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation/amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Basis of Presentation

The financial transactions of the City are recorded in individual funds. The operations for each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures/expenses. Resources are allocated to and accounted for in individual funds, based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, as amended, sets forth minimum criteria (percentage of assets, liabilities, revenues, or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. The City's major funds are presented in separate columns on the governmental fund financial statement and the proprietary fund financial statement. The funds that do not meet the criteria of a major fund are considered nonmajor funds and are combined into a single column in the fund financial statements and detailed in the combining section.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Reporting Entity (Continued)

Basis of Presentation (Continued)

The focus of Governmental Fund measurement (in the Fund Financial Statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the major Governmental Funds of the City:

General Fund – This fund is the general operating fund of the City. It is used to account for all revenues and expenditures except those required to be accounted for in another fund. The activities accounted for in the fund include general government public safety, transportation, physical environment, and culture and recreation.

CRA Fund – This fund is a special revenue fund and is used to account for the operations and resources related to the City of Moore Haven Community Redevelopment Area.

The focus of Proprietary Fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows, which is similar to businesses. The following is a description of the major Proprietary Funds of the City:

CaPFA – This fund is used to account for the income and expenses of financing and operating apartment facilities within the area of the University of Central Florida and the construction and rental of a high school in Guam.

Water Fund – This fund is used to account for the income and expenses of operating the City's water system.

Electric Fund – This fund is used to account for the income and expenses of operating the City's electric system.

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

Cash and Cash Equivalent

All short-term investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to a known amount of cash and have a maturity of no longer than three months at the date of purchase.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses

Restricted Cash and Investments

Pursuant to bond documents, the City is required to maintain certain amounts from bond proceeds and operations as restricted for debt service. For purposes of cash flow statement reporting, the City considers restricted cash as cash and cash equivalents.

Accounts Receivable

Accounts receivable for the governmental, electric, water, and garbage funds are reported net of an allowance for uncollectible accounts and revenues net of uncollectibles. Allowances are reported when accounts are proven to be uncollectible. Allowances for uncollectible accounts netted with accounts receivable for the year ended September 30, 2025 were \$2,384, \$6,597, \$2,411, and \$2,554 for the governmental, electric, water, and garbage activities, respectively. For the year ended September 30, 2025, bad debt expense netted with recoveries were \$6,315, \$(543), \$(4,438), and \$399 for the governmental, electric, water, and garbage activities, respectively.

For water and electric receivables, the City discontinues service if the receivable is not paid after a certain period of time.

Accounts receivable associated with student housing for a tenant that has vacated the property are turned over to a collection agency; therefore, there is no allowance for doubtful accounts.

Restricted Assets

These assets represent cash and cash equivalents and investments set aside to meet obligations under the terms of the outstanding revenue bonds, customer deposits, or other legal commitments.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and proprietary fund financial statements. The City has elected to treat these items under the purchase method for the governmental fund financial statements. As such, the costs are recognized immediately as expenditures when purchased.

Capital Credits

As a former member of the Glades County Electric Cooperative (the Cooperative), the City of Moore Haven was entitled to share in the net earnings of this nonprofit organization. The City accounts for its share of the net earnings on the cost basis method. The City's interest in the Cooperative was 3.5% until withdrawing in 2016. The Cooperative accumulates these credits on behalf of each of its members, with distribution being made upon termination of membership or upon the Cooperative's fulfillment of their debt requirements with the Rural Electric Administration (REA) and the National Rural Utilities Cooperative Finance Corporation (CFC) Mortgages.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses
(Continued)**

Charges for Services

Charges for services include rental income from student housing in Orlando, Florida and a high school in Guam, and fees earned for electric services, water services, and garbage services.

Capital Assets

Capital assets, which include property, plant, equipment, infrastructure (which includes roads, bridges, sidewalks, traffic signals, and similar items), and right to use assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial individual cost of more than \$2,000 and an estimated useful life in excess of one year. Capital assets are stated at historical cost or estimated historical cost if actual historical cost is not known. Contributed assets are recorded at estimated acquisition value at the time received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

Depreciation/amortization is computed using the straight-line method over the assets' estimated useful lives. Estimated useful lives assigned to various categories of assets are as follows:

Structures and Improvements	7 to 40 Years
Apartment Furniture and Appliances	3 to 7 Years
Transmission, Distribution, and Collection Plant	20 to 40 Years
Machinery and Equipment	3 to 12 Years
Infrastructure	20 Years
Right to Use Asset – Equipment	Life of the Lease Term

The cost of assets retired or sold, together with the accumulated depreciation or amortization, is removed from the accounts and any gain or loss on disposition is credited or charged to earnings.

Pensions

In the government-wide and proprietary funds statements of net position, liabilities are recognized for the City's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Florida Retirement System (FRS) defined benefit plan and the Health Insurance Subsidy (HIS) and additions to/deductions from FRS's and HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and HIS plans. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds of employee contributions are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses (Continued)

Other Postemployment Benefits (OPEB)

In the government-wide and proprietary funds statements of net position, liabilities are recognized for the City's total OPEB liability as determined by an actuarial review of the healthcare coverage purchased by retirees to continue participation in the City's health plan. The City does not subsidize any premiums for retired participants. OPEB expense is recognized immediately for changes in the OPEB liability resulting from current year service cost, interest on the total OPEB liability and changes of benefit terms or actuarial assumptions.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, 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. The deferred outflows of resources reported in the City's statement of net position relate to the Florida Retirement System Pension Plan, the Retiree Health Insurance Subsidy Program, and the Other Postemployment Benefits Plan. Notes 14 and 18 provide more information on this item. These amounts will be recognized as increases in pension expense and OPEB expense in future years. In addition, The difference between the reacquisition price of debt and the net carrying value of the old debt on refunded debt transactions is recorded as a deferred outflow of resources and recognized as a component of expense using the effective interest method over the shorter of the remaining life of the old debt or the new debt.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, 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 deferred inflows of resources reported in the City's statement of net position relate to the Florida Retirement System Pension Plan, the Retiree Health Insurance Subsidy Program, the Other Postemployment Benefits Plan, and the Availability Payment Arrangement. Notes 9, 14, and 18 provide more information on this item. These amounts will be recognized as reductions in pension expense and OPEB expense in future years.

Deferred inflows of resources also include amounts recognized as receivables but not revenues in governmental funds because the revenue recognition criterion (availability) has not been met.

Prepaid Tenant Rent

The prepaid tenant rent balance represents the amounts received from tenants for rent and other charges in advance that relate to a period after September 30, 2025.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses (Continued)

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick leave. A liability for compensated absences is recognized for leave that is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid or settled. Vacation and sick leave that has been used but not yet paid is also recognized as a liability. Compensated absence liabilities are measured using the employee's pay rate in effect at the financial statement date, including applicable salary-related payments, and are reported in the government-wide financial statements and proprietary funds for both the current and long-term portions.

Long-Term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

Bond Premiums and Discounts

The premiums and discounts on the revenue bonds are being amortized using the effective interest method over the term of the bonds.

Leases

The City determines if an arrangement is a lease at inception. Leases are included in right to use leased assets (lease assets) and lease liabilities in the statements of net position.

Lease assets represent the City's control of the right to use an underlying asset for the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease assets are recognized at the commencement date based on the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. Lease assets are amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset. Lease liabilities represent the City's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the commencement date based on the present value of expected lease payments over the lease term, less any lease incentives. Interest expense is recognized ratably over the contract term.

The lease term may include options to extend or terminate the lease when it is reasonably certain that the City will exercise that option.

City has recognized payments for short-term leases with a lease term of 12 months or less as expenses as incurred, and these leases are not included as lease liabilities or right to use lease assets on the statements of net position.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses
(Continued)**

Lessee Leases (Continued)

If the individual lease contracts do not provide information about the discount rate implicit in the lease, the City has elected to use their incremental borrowing rate to calculate the present value of expected lease payments.

City accounts for contracts containing both lease and nonlease components as separate contracts when possible. In cases where the contract does not provide separate price information for lease and nonlease components, and it is impractical to estimate the price of such components, the City treats the components as a single lease unit.

Fund Balance

The City has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* in the current year. Accordingly, in the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balance is reported in five components: nonspendable, restricted, committed, assigned, and unassigned.

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

Restricted Fund Balance – Amounts that can be spent only for specific purposes stipulated by (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Council, the City’s highest level of decision making authority. Commitments may be changed or lifted only by the Council taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses
(Continued)**

Fund Balance (Continued)

Assigned Fund Balance – Includes spendable fund balance amounts established by the administration of the City that are intended to be used for specific purposes that are neither considered restricted nor committed.

Unassigned Fund Balance – Unassigned fund balance is the residual classification for the general fund. This classification represents fund balance that has not been restricted, committed, or assigned to specific purposes within the general fund. Unassigned fund balance may also include negative balances for the general fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City expends restricted amounts first when both restricted and unrestricted fund balances are available unless there are legal documents that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the City would first use committed fund balance, followed by assigned fund balance, and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Minimum Fund Balance Policy

The City's policy is to maintain an adequate general fund unassigned fund balance to provide liquidity to meet seasonal shortfalls in cash flows, and reduce susceptibility to emergency or unanticipated expenditures and/or revenue shortfalls. Fund balance information is used to identify the available resources to pay long-term debt, reduce property taxes, add new governmental programs, expand existing ones, or enhance the financial position of the City, in accordance with policies established by the Council. The Council adopted a financial standard to maintain a general fund minimum unassigned fund balance of 17% of general fund operating expenditures.

Net Position

Net position of the government-wide and proprietary funds are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to property, plant, and equipment net of depreciation/amortization and net of any outstanding debt related to the acquisition or construction of the asset. The restricted net position represents the balance of assets restricted by bond requirements and other externally imposed constraints or by legislation in excess of the related liabilities payable from restricted assets. Unrestricted net position is available for any project purpose. A deficit will require future funding.

Lessor Lease Revenue

Rent revenues for CaPFA Capital Corp. 2000F are recognized monthly over the term of the lease agreements which are semester, academic term, or one year in duration.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, and Net Position or Equity, Revenues, and Expenditures/Expenses (Continued)

Interfund Transactions

Transactions which constitute reimbursements to a fund for expenditures initially made from it which are properly applicable to another fund are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the reimbursed fund. Transactions, which constitute the transfer of resources from a fund receiving revenues to a fund through which the revenues are to be expended, are separately reported in the respective funds' operating statements. Activity between funds that are representative of lending/borrowing arrangements at the end of the fiscal year are referred to as "due to/from other funds" or "advances to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Accounting Estimates

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

New Accounting Pronouncement

Effective in the current fiscal year, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. Under GASB 101, compensated absence liabilities are recognized for leave that has been earned but not used when the leave is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise settled. Liabilities are also recognized for leave that has been used but not yet paid. Compensated absence liabilities are measured using pay rates in effect at the fiscal year-end and include related salary-driven costs, as applicable. The implementation of this statement did not have a material effect on the City's financial statements.

NOTE 2 PROPERTY TAXES

Under Florida law, the assessment of all properties and the collection of all county, municipal, and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector, respectively. Property values are assessed on a county-wide basis as of January 1 of each year. Tax bills are mailed for the City by Glades County on or about October 1 (the levy date) of each year and are payable with discounts of up to 4% offered for early payment. The City's levy becomes an enforceable claim on November 1. Taxes become delinquent on April 1 of the year following the year of assessment and state law provides for enforcement of collection of property taxes by seizure of the personal property or by the sale of interest-earning tax certificates to satisfy unpaid property taxes. The City is subject to certain limitations on millage rate assessments as defined by state statutes.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 3 BUDGETARY INFORMATION

Florida Statutes require that all municipal governments establish budgetary systems and approve annual operating budgets. The Council adopts an annual operating budget and appropriates funds only for the General Fund. The procedures for establishing budgetary data are as follows:

By July 1st of each year, the Property Appraiser certifies the tax roll for the City on form DR-420. This tax roll is used in formulating the proposed millage rate for the coming year. Thereafter the following timetable must be adhered to:

- a. Within 35 days, the City Clerk must have submitted the proposed budget to Council and delivered form DR-420 to the Property Appraiser.
- b. Between 65-80 days from the date of certification (September 3 – 18), the City must hold a tentative budget and millage hearing. Budget hearings cannot be held sooner than 10 days following the mailing of notices by the Property Appraiser (August 24th).
- c. Within 15 days of the tentative budget and millage hearing (September 18 – October 3), the City must advertise a final hearing on the budget.
- d. Not less than two or more than five days after the advertisement (September 20 – October 8), a final hearing adopting the budget and millage is held.
- e. Within three days after adoption, the City must certify the adopted millage to the Property Appraiser and Tax Collector.
- f. Within three days after the receipt of final value, as discussed below, the City Clerk completes form DR-422 and returns it to the Property Appraiser.
- g. Within 30 days of final millage and budget adoption, the City must certify compliance with Section 200.065 and 200.068, Florida Statutes, to the Department of Revenue.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 3 BUDGETARY INFORMATION (CONTINUED)

The adopted budget is prepared in accordance with U.S. GAAP. The Council also adopts a nonappropriated operating budget for the Electric Fund and Water Fund on a basis consistent with U.S. GAAP, except that depreciation/amortization is not budgeted.

Total expenditures may not legally exceed total appropriations at the fund level. The Council may amend the current year's budget appropriation by passage of a budget amendment resolution after conducting one public hearing on the matter. Unexpended appropriations lapse at year-end.

NOTE 4 CASH, CASH EQUIVALENTS, AND INVESTMENTS

As of September 30, 2025, the City's cash and investments were as follows:

Deposits with Financial Institutions	\$ 19,227,271
Investments Considered as Cash Equivalents	41,040,375
Total	<u><u>\$ 60,267,646</u></u>
Cash and Cash Equivalents	\$ 19,851,209
Restricted Cash and Cash Equivalents	40,416,437
Total	<u><u>\$ 60,267,646</u></u>

Deposits

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. CaPFA Capital Corp 2000F and CaPFA Capital Corp. 2010A do not have a deposit policy for custodial credit risk. The City's policy is to follow Florida Statutes, which authorize the deposit of funds in demand deposits or time deposits of financial institutions approved by the Florida Chief Financial Officer as qualified public depositories. These are defined as public deposits. The City and CaPFA Capital Corp. 2000F's deposits are held in qualified public depositories. Chapter 280 of the Florida Statutes, "Florida Security for Public Deposits Act," provides procedures for public depositories to ensure public monies in banks and saving and loans are collateralized with the Florida Chief Financial Officer as agent for the public entities. Chapter 280 defines deposits as demand deposit accounts, time deposit accounts, and nonnegotiable certificates of deposit.

Financial institutions qualifying as public depositories shall deposit with the Florida Chief Financial Officer eligible collateral at the pledging level required pursuant to Chapter 280. The Florida Security for Public Deposits Act has a procedure for the payment of losses in the event of a default or insolvency. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof and, therefore, the City and CaPFA 2000F are not exposed to custodial credit risk for its deposits.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 4 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Investments

The City does not have a written investment policy and as such, its practice is to follow Florida Statute 218.415, which limits the types of investments that a local government may invest in. Local governments electing not to adopt a written investment policy in accordance with policies developed by the state may only invest surplus public funds in the state pool or similar, highly rated money market funds, time deposits, savings accounts, or direct obligations of the U.S. Treasury. Florida Statute 218.415 does not apply to the investment of funds related to the issuance of debt where there are other existing policies or indentures in effect for such funds.

The Trust Indenture for the outstanding bonds and certificates of participation, as listed in Note 7, defines eligible investments for CaPFA Capital Corp. 2000F and CaPFA Capital Corp. 2010A. The investments listed below are eligible investments per the Trust Indentures:

<u>Investment Type (Cash Equivalent)</u>	<u>Amortized Cost</u>	<u>Investment Maturities Less Than One Year</u>
First American Treasury Obligation Fund Class D	\$ 2,004,965	\$ 2,004,965
Dreyfus Gov Cash Mgmt Investor	39,035,410	39,035,410
Total	<u>\$ 41,040,375</u>	<u>\$ 41,040,375</u>

The First American Treasury Obligation Fund Class D invests exclusively in short-term U.S. government securities, including repurchase agreements secured by U.S. government securities. The funds' objective is to seek maximum current income to the extent consistent with the preservation of capital and maintenance of liquidity. There are no redemption restrictions.

The Dreyfus Government Cash Management – Investor invests only in government securities, repurchase agreements collateralized solely by government securities and/or cash, and cash equivalents. The fund seeks to invest in securities that present minimal credit risk, based on BNY Mellon Investment Adviser's assessment of the issuer's or guarantor's credit quality and capacity to meet its financial obligations, which may include environmental, social and governance (ESG) factors as appropriate and applicable, among other factors. The funds seek as high a level of current income as is consistent with the preservation of capital and the maintenance of liquidity. There are no redemption restrictions.

Investments in Securities and Exchange Commission registered money market funds (First American Treasury Obligation Fund Class D and Dreyfus Government Cash Management – Investor) are not evidenced by securities that exist in physical or book form and, therefore, disclosures for interest rate risk, concentration of credit risk, and custodial credit risk are not applicable.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 4 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in the market interest rates. CaPFA Capital Corp. 2000F and CaPFA Capital Corp. 2010A do not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation to the holder of the investment. This risk is measured by the assignment of a credit quality rating by a nationally recognized statistical rating organization. CaPFA Capital Corp. 2000F and CaPFA Capital Corp. 2010A have no investment policy that would further limit its investment choices.

As of September 30, 2025, CaPFA Capital Corp. 2000F and CaPFA Capital Corp. 2010A's investments were rated as follows:

<u>Investment Type (Cash Equivalent)</u>	<u>Moody's Investors Services</u>	<u>Standard & Poor's</u>
First American Treasury Obligation Fund Class D	Aaa-mf	AAAm
Dreyfus Gov Cash Mgmt Investor	Aaa-mf	AAAm

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. CaPFA Capital Corp. 2000F and CaPFA Capital Corp. 2010A place no limit on the amount that may be invested in any one issuer. All of CaPFA 2010A's investments are held in First American Treasury Obligation Fund Class D, and CaPFA 2000F's investments are held in Dreyfus Government Cash Management – Investor as of September 30, 2025.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5 CAPITAL ASSETS

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

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital Assets Not Being Depreciated:				
Land	\$ 266,483	\$ -	\$ -	\$ 266,483
Construction in Progress	2,355,789	26,990	2,366,256	16,523
Total Capital Assets Not Being Depreciated	2,622,272	26,990	2,366,256	283,006
Capital Assets Being Depreciated and Amortized:				
Infrastructure	11,141,772	2,366,256	-	13,508,028
Structures and Improvements	1,955,941	-	-	1,955,941
Machinery and Equipment	959,578	3,050	3,215	959,413
Right to Use Asset - Equipment	12,676	-	12,676	-
Total Capital Assets Being Depreciated and Amortized	14,069,967	2,369,306	15,891	16,423,382
Less Accumulated Depreciation and Amortization for:				
Infrastructure	8,423,920	307,257	-	8,731,177
Structures and Improvements	1,051,982	69,156	-	1,121,138
Machinery and Equipment	656,800	44,735	3,215	698,320
Right to Use Asset - Equipment	11,409	1,267	12,676	-
Total Accumulated Depreciation and Amortization	10,144,111	422,415	15,891	10,550,635
Capital Assets Being Depreciated and Amortized, Net	3,925,856	1,946,891	-	5,872,747
Governmental Activities Capital Assets, Net	<u>\$ 6,548,128</u>	<u>\$ 1,973,881</u>	<u>\$ 2,366,256</u>	<u>\$ 6,155,753</u>

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5 CAPITAL ASSETS (CONTINUED)

<u>Business-Type Activities:</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital Assets Not Being Depreciated:				
Land	\$ 190,500	\$ -	\$ -	\$ 190,500
Construction in Progress	80,899	2,758,939	2,187,312	652,526
Total Capital Assets Not Being Depreciated	271,399	2,758,939	2,187,312	843,026
Capital Assets Being Depreciated and Amortized:				
Structures and Improvements	169,910,331	2,767,166	409,283	172,268,214
Apartment Furniture and Appliances	2,442,351	669,107	485,724	2,625,734
Transmission, Distribution, and Collection Plants	15,343,291	62,846	-	15,406,137
Machinery and Equipment	1,970,301	484,692	64,980	2,390,013
Right to Use Asset - Equipment	56,363	-	-	56,363
Total Capital Assets Being Depreciated and Amortized	189,722,637	3,983,811	959,987	192,746,461
Less Accumulated Depreciation and Amortization for:				
Structures and Improvements	101,515,473	4,617,502	409,283	105,723,692
Apartment Furniture and Appliances	1,612,291	530,632	485,724	1,657,199
Transmission, Distribution, and Collection Plants	9,165,719	419,468	-	9,585,187
Machinery and Equipment	1,452,282	212,215	64,980	1,599,517
Right to Use Asset - Equipment	25,756	11,818	-	37,574
Total Accumulated Depreciation and Amortization	113,771,521	5,791,635	959,987	118,603,169
Capital Assets Being Depreciated and Amortized, Net	75,951,116	(1,807,824)	-	74,143,292
Business-Type Activities Capital Assets, Net	<u>\$ 76,222,515</u>	<u>\$ 951,115</u>	<u>\$ 2,187,312</u>	<u>\$ 74,986,318</u>

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 5 CAPITAL ASSETS (CONTINUED)

Depreciation/amortization expense was charged to function/program as follows:

Governmental Activities:

General Government	\$ 13,908
Public Safety	1,747
Physical Environment	244,698
Transportation	78,672
Culture and Recreation	83,390
Total Depreciation and Amortization	
Expense, Governmental Activities	<u>\$ 422,415</u>

Business-Type Activities:

CaPFA	\$ 5,207,149
Electric	44,056
Water	458,011
Garbage	82,419
Total Depreciation and Amortization	
Expense, Business-Type Activities	<u>\$ 5,791,635</u>

Pursuant to bond resolution, CaPFA leases the land of the project associated with the CaPFA Capital Corp. 2000F from the Knight's Crossing Student Housing, LLC, for \$10 per year, plus any residual profits. Knight's Crossing Student Housing, LLC, is a single-member Florida Limited Liability Company, the sole member of which is the University of Central Florida Foundation, Inc. The lease, dated December 1, 2000, is for a term ending after the bonds are paid or 40 years, whichever is sooner. CaPFA 2000F holds title of the buildings on the leased land. Title to the buildings will revert to the Knight's Crossing Student Housing, LLC, after the bonds mature and are paid in full.

As indicated in Note 1, the buildings and certain building improvements are being depreciated over 40 years which exceed the final maturity of the bonds. This will result in a residual value in those assets of approximately \$23,342,000 at the date the bonds mature. The residual value will be considered a contribution to Knight's Crossing Student Housing, LLC, when the title to the assets reverts.

NOTE 6 INVESTMENT IN GLADES COUNTY ELECTRIC COOPERATIVE

As a former member of the Glades County Electric Cooperative, the City of Moore Haven was entitled to share in the net earnings of this nonprofit organization. The Cooperative accumulates these credits on behalf of each of its members, with distribution being made upon termination of membership or upon the Cooperative's fulfillment of their debt requirements with the Rural Electric Administration (REA) and the National Rural Utilities Cooperative Finance Corporation (CFC) Mortgages. During the year ended September 30, 2016 the City withdrew from the Cooperative. To date the City has received \$584,059 related to the period 1987 and prior. At September 30, 2025, the amount of the credit balance remaining as computed by the Cooperative was \$456,806.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS

Changes in long-term debt for the year ended September 30, 2025, are as follows:

	Business-Type Activities – Enterprise Funds				Total
	CaPFA	Electric Fund	Water Fund	Nonmajor Garbage Fund	
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES					
Operating Income (Loss)	\$ 18,654,449	\$ 239,991	\$ (233,129)	\$ 91,116	\$ 18,752,427
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation/Amortization	5,207,149	44,056	458,011	82,419	5,791,635
Changes in Assets and Liabilities:					
(Increase) Decrease in:					
Accounts Receivable	(15,068)	(14,186)	(9,237)	45	(38,446)
Inventory	-	-	-	-	-
Due to/from Other Governments	-	(104,992)	(53,947)	-	(158,939)
Prepaid Items	(199,587)	-	-	-	(199,587)
Other Assets	2,636,250	-	-	-	2,636,250
Deferred Outflows - Pension	-	10,104	28,721	3,384	42,209
Increase (Decrease) in:					
Accounts Payable and Accrued Expenses	499,667	57,940	35,389	6,151	599,147
Unearned Revenue	(2,472,575)	1,119	1,130	-	(2,470,326)
Prepaid Tenant Rent	56,825	-	-	-	56,825
Total OPEB Liability	-	5,362	12,282	2,900	20,544
Net Pension Liability	-	(35,708)	(105,386)	(10,354)	(151,448)
Deferred Inflows - Pension	-	17,840	33,814	12,947	64,601
Compensated Absences	-	(390)	904	440	954
Net Cash Provided by Operating Activities	<u>\$ 24,367,110</u>	<u>\$ 221,136</u>	<u>\$ 168,552</u>	<u>\$ 189,048</u>	<u>\$ 24,945,846</u>

The change in compensated absences is reported at net.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Business-Type Activities

Student Housing Revenue Bonds: The Revenue bonds are payable from and collateralized by revenue derived from the operation of the CaPFA 2000F project, which is a student housing facility.

Bond covenants require CaPFA 2000F to maintain certain account balances and fees so that the funds available in each fiscal year will be sufficient based on stated ratios, to meet the payment and operating expenses, current debt service, and reserve requirements as defined in the bond documents.

Direct Placement Water Revenue Bonds Payable: The revenue bonds are payable from and collateralized by revenue derived from the operation of the water system and, accordingly, are recorded in the enterprise fund.

Bond covenants require the Water Fund to maintain certain account balances and fees so that the funds available in each fiscal year will be sufficient based on stated ratios, to meet the payment and operating expenses, current debt service, and reserve requirements as defined in the bond documents.

Direct Placement Certificates of Participation – John F. Kennedy High School Project: The certificates of participation are payable from and collateralized by revenue derived from leasing the CaPFA 2010A project, which is a high school, to the government of Guam.

Certificate covenants require CaPFA 2010A to maintain certain account balances and fees so that the funds available in each fiscal year will be sufficient based on stated ratios, to meet the payment and operating expenses, current debt service, and reserve requirements as defined in the certificate of participation documents.

Compensated absences: This amount represents the City's long-term liability for earned and unpaid vacation benefits as of September 30, 2025.

Lease Liability: Lease liabilities represent City's obligation to make lease payments arising from the long-term leases.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Business-Type Activities (Continued)

The long-term debt at September 30, 2025, is summarized as follows:

	<u>Balance</u>
<u>Revenue Bonds</u>	
Series 2020A-1, \$126,115,000, due in annual installments beginning October 1, 2024 ranging from \$2,865,000 to \$14,615,000 through October 1, 2035. Interest at 5% per annum is payable on April 1 and October 1 of each year.	\$ 123,250,000
<u>Direct Placement Debt</u>	
Certificates of Participation Series 2020A, \$65,420,000, due in annual installments ranging from \$20,000 to \$5,395,000 through February 1, 2040. Interest ranging from 3.625% to 5.0% per annum is payable on February 1 and August 1 of each year.	58,595,000
Water and Sewer Revenue Bond - \$4,402,000 Water Revenue Bonds, Series 2009, due in annual installments ranging from \$61,971 to \$193,475 through September 1, 2052. Interest of 3.125% is payable annually on September 1 of each year. The bond is collateralized by a lien on revenues of the water system.	3,501,928
Total Debt	<u>185,346,928</u>
Add: Bond Premiums	8,492,277
Total Debt	193,839,205
Current Maturities	<u>(11,986,934)</u>
Total Long-Term Debt Net of Bond Discounts, Bond Premiums, and Current Maturities	<u><u>\$ 181,852,271</u></u>

The total interest expense for the year ended September 30, 2025, was \$7,964,070.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Business-Type Activities (Continued)

Annual debt service requirements to maturity for long-term debt are as follows:

Year Ending September 30,	Revenue Bonds		Direct Placement Revenue Bonds		Direct Placement Certificates of Participation		Total
	Principal	Interest	Principal	Interest	Principal	Interest	
2026	\$ 9,130,000	\$ 5,934,250	\$ 86,934	\$ 109,431	\$ 2,770,000	\$ 2,757,600	\$ 20,788,215
2027	9,890,000	5,458,750	89,650	106,715	2,890,000	2,637,325	21,072,440
2028	10,385,000	4,951,875	92,452	103,913	3,015,000	2,511,844	21,060,084
2029	10,905,000	4,419,625	95,341	101,024	3,145,000	2,380,944	21,046,934
2030	11,450,000	3,860,750	98,321	98,045	18,125,000	9,505,056	43,137,171
2031-2035	71,490,000	10,017,500	539,657	442,169	23,255,000	4,372,125	110,116,451
2036-2040	-	-	629,415	352,411	5,395,000	134,875	6,511,701
2041-2045	-	-	734,103	247,723	-	-	981,826
2046-2050	-	-	856,203	125,623	-	-	981,826
2049-2052	-	-	279,850	11,620	-	-	291,470
Total	<u>\$ 123,250,000</u>	<u>\$ 34,642,750</u>	<u>\$ 3,501,927</u>	<u>\$ 1,698,674</u>	<u>\$ 58,595,000</u>	<u>\$ 24,299,769</u>	<u>\$ 245,988,119</u>

Provisions of Revenue Bond Resolutions – CaPFA 2000F

Bond covenants require CaPFA 2000F to maintain certain account balances and fees so that the funds available in each fiscal year will be sufficient (based on stated ratios) to meet the payment of operating expenses, current debt service, and reserve requirements. Certain bond covenants are noted below:

Project Fund

The Project Fund will consist of sub-accounts for each series of Bonds: the Tax-Exempt Accounts for proceeds of each tax-exempt series of Bonds and the Taxable Account for proceeds of any taxable series of Bonds. The balance in the proceed accounts as of September 30, 2025 was \$-0-.

With respect to the Series 2020A Bonds, there is a Costs of Issuance Subaccount. Amounts deposited to the Costs of Issuance Subaccount shall be disbursed by the Trustee upon written direction of the Borrower. Any amounts remaining in the subaccount 180 days following the date of delivery of the Series 2020A Bonds shall be transferred to the Revenue Fund and the subaccount shall thereafter be closed. The Balance in the Cost of Issuance Subaccount at September 30, 2025, was \$-0-.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Revenue Bond Resolutions – CaPFA 2000F (Continued)

Daily Deposit Fund

Daily Deposit Account established and maintained by the Trustee, which shall be for the account of the Issuer and all monies therein shall be held in trust hereunder by the Trustee for periodic transfers to the Revenue Fund, and only the Trustee shall have withdrawal rights under the Daily Deposit Account. The Borrower (or the Manager on its behalf) is required by Section 4.3 of the Agreement to deposit Pledged Revenues into the Daily Deposit Account. The balance in the Daily Deposit Account as of September 30, 2025 was \$-0-.

Revenue Fund

The provisions of the bond documents require CaPFA 2000F to establish a Revenue Fund. All operating revenues received by CaPFA 2000F held by the Trustee in the Daily Deposit Account are deposited into this fund, and then disbursed as outlined in the bond documents. The balance in the Revenue Fund at September 30, 2025, was \$35,590.

Within the Revenue Fund there is the Prepaid Rent Subaccount. Specific funds on deposit in the Daily Deposit Account identified in writing by the Borrower or the Manager shall be deposited into the Prepaid Rent Subaccount. The Borrower or the Manager shall provide the Trustee a schedule detailing the amounts and times that amounts on deposit in the Prepaid Rent Subaccount are to be transferred to the Revenue Fund. The balance in the Prepaid Rent Fund at September 30, 2025, was \$302,899.

Bond Fund

There are two separate accounts created with the Bond Fund: a) the Principal account and b) the Interest account. Monies are required to be held in these accounts for the payments of principal and interest when due. The balance in these accounts at September 30, 2025, was \$12,549,023.

Debt Service Reserve Fund

For the 2020A Bonds, \$15,232,875 was calculated on the date of issuance and defined as the maximum annual debt service (the maximum amount of Bond Service Charges, exclusive of premium payable on the Bonds, due in any Fiscal Year of the Borrower while any of the Bonds remain outstanding). Monies are required to be held in the Debt Service Reserve Fund for the payments of principal and interest should any shortfalls occur in the other funds. The balance of the Debt Reserve Fund was \$15,599,500 as of September 30, 2025.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Revenue Bond Resolutions – CaPFA 2000F (Continued)

Repair and Replacement Fund

The current balance is \$5,258,015. An amount equal to \$550 per bed per year is deposited into this account (increased (i) each year by the consumer price index evidenced by a Certificate of the Borrower or (ii) in the judgement of the Borrower as set forth in the Operating Budget, which amount shall be further increased or decreased, as necessary, not less frequently than every five years, commencing on or before October 1, 2025, in accordance with a Certificate of the Borrower filed with the Trustee and the Company, at any time, and which Certificate shall be accompanied by a written report of a Housing Consultant describing, in the opinion of such Housing Consultant, the appropriate amount that should be on deposit in the Repair and Replacement Fund in light of (a) the financial condition and the physical condition of the Project, and (b) similar provisions for repair and replacement reserves made with respect to other housing projects that are comparable to the Project). Amounts on hand in this account may be used for acquiring equipment, fixtures or furnishings and construction, rehabilitation, repair, replacement or improvement of the project. Further, amounts in this fund may be used to cure deficiencies to the extent pledged revenues are not sufficient to meet minimum requirements. The amount required to be deposited into the Repair and Replacement Fund for fiscal year ending September 30, 2025, was \$655 per bed.

Surplus Fund

CaPFA 2000F is required to create and deposit monies into the Surplus Fund. Amounts in the Surplus Fund are to be applied to the following items by the Trustee: a) to satisfy any deficiencies in the application of pledged revenues, b) to pay the Trustee and CaPFA 2000F certain costs and amounts when due, and c) upon satisfaction of the Release Test pay Knight's Crossing Student Housing, LLC, a Florida limited liability company, additional payments on the Ground Lease. The balance in the Surplus Fund at September 30, 2025, was \$5,593,282.

Rebate Fund

CaPFA 2000F is required to maintain, as a separate deposit account in the custody of the Trustee, a trust fund designated "Capital Projects Finance Authority – Florida Universities Rebate Fund" (the Rebate Fund). Any moneys deposited therein in accordance with the provisions of the Tax Agreement shall be used for no other purpose than payments to the United States Treasury, at the time and in the manner and amount specified in the Tax Agreement. The balance in the Rebate Fund at September 30, 2025, was \$-0-.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Revenue Bond Resolutions – CaPFA 2000F (Continued)

Release Test/Rate Covenant

The Bond Documents provide that the borrower shall, subject to applicable requirements or restrictions imposed by law, charge and maintain rental rates for the units comprising the Project and other revenue producing facilities of the Project at a level which will (i) provide Net Revenues available for debt service in each fiscal year which are at least equal to 120% of the bond service charges due in such fiscal year on all senior bonds then outstanding, and (ii) provide net revenues available for debt service in each fiscal year which are at least equal to 110% of the bond service charges due in such fiscal year on all bonds then outstanding. In addition, a Surplus Fund is created in which any excess funds, after all expenses have been paid and all sinking fund requirements have been met are deposited.

Upon being provided the officer's certificate, known as the "Release Test," the Trustee will release to CaPFA 2000F the surplus funds for distribution to the Knight's Crossing Student Housing, LLC, as determined by section 4.13(c) of the trust indenture.

Percentage of Net Revenues Available For Debt Service in excess of Bond Service Charges on the Senior Bonds for prior Fiscal Year	Percentage of funds on deposit in Surplus Fund that may be paid
Equal to or greater than 1.20x	100%
1.18 to 1.1999x	75%
1.16 to 1.1799x	50%
1.10 to 1.1599x	25%

Provisions of Certificates of Participation Resolutions – CaPFA 2010A

Bond covenants require CaPFA 2010A to maintain certain account balances and fees so that the funds available in each fiscal year will be sufficient (based on stated ratios) to meet the payment of operating expenses, current debt service, and reserve requirements. Certain bond covenants are noted below:

Project Fund

At closing, a portion of the proceeds of the Certificates were deposited in the Project Fund. Amounts on deposit in the Project Fund shall be withdrawn and used solely for the payment of cost incurred on the project. Upon receipt of a Completion Certificate stating that all of the Project Costs and incidental expenses have been determined and paid (or that all of such costs and expenses have been paid less specified claims which are subject to dispute and for which a retention in the Project Fund is to be maintained in the full amount of such claims until such dispute is resolved), the Trustee shall transfer any amounts remaining in the Project Fund and the accounts therein (but less the amount of any such retention) to the Certificate Payment Fund, and shall close the Project Fund. The balance in this account at September 30, 2025, was \$69,137.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Certificates of Participation Resolutions – CaPFA 2010A (Continued)

Cost of Delivery Account

The provisions of the certificate of participation documents require CaPFA 2010A to establish a Cost of Delivery Account. Amounts on deposit in the Costs of Delivery Account shall be withdrawn and used solely for the payment of Costs of Delivery in respect of the Series of Certificates for which such account was established. Unless otherwise provided in a related Supplemental Trust Agreement, amounts remaining on deposit in the Costs of Delivery Account 180 days after delivery of the related Certificates shall be transferred to the Holding Fund, and such Costs of Delivery Account shall be closed. The balance in this account at September 30, 2025, was \$0.

Holding Fund

The provisions of the certificate of participation documents require CaPFA 2010A to establish a Holding Fund. All aggregate base rental payments (net of amounts held in the Capitalized Interest Account) received by CaPFA 2010A are deposited into this fund then disbursed as outlined in the certificate of participation documents. The balance in this account at September 30, 2025, was \$82,841.

Capitalized Interest Account

At closing, a portion of the proceeds of the Certificates were deposited in the Capitalized Interest Account. The monies on deposit therein shall be used for the payment of interest represented by the Certificates and are to be transferred by the Trustee from the Capitalized Interest Account to the Interest Fund, on each date that is five business days prior to February 1, 2021, and August 1, 2021, in the amounts specified in the Trust Agreement. After both of such transfers have been made, the Trustee shall close the Capitalized Interest Account. The balance in this account at September 30, 2025, was \$1.

Certificate Payment Fund

There are three separate accounts created with the Certificate Payment Fund: a) the Principal Fund, b) the Interest Fund, and c) the Redemption Fund. CaPFA 2010A is required to create and deposit monies into the Certificate Payment Fund. Amounts in the Certificate Payment Fund are to be applied to the following items by the Trustee: a) pay interest represented by the Certificates as it becomes due and payable, b) pay principal represented by the Certificates or Mandatory Sinking Fund Payments when due and payable, and c) paying interest and principal represented by Certificates to be prepaid as provided in the Trust. The balance in these accounts at September 30, 2025, was \$370,110.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Certificates of Participation Resolutions – CaPFA 2010A (Continued)

Rebate Fund

The provisions of the certificate of participation documents require CaPFA 2010A to establish a Rebate Fund. There shall be deposited by the Trustee in the Rebate Fund such amounts as are required to be deposited pursuant to the Tax Certificate. All money at any time deposited in the Rebate Fund shall be held by the Trustee in trust, to the extent required to satisfy the Rebate Requirement (as defined in the Tax Certificate), for payment to the United States of America. The balance in this account at September 30, 2025, was \$-0-.

Insurance and Maintenance Fund

The provisions of the certificate of participation documents require CaPFA 2010A to establish an Insurance and Maintenance Fund. Deposits into the Insurance and Maintenance Fund consist of Additional Rentals and any Base Rentals in excess of the amounts required to be transferred to the Certificate Payment Fund or the Certificate Debt Service Reserve Fund, an amount equal to the upcoming year's budget for the payment of certain expenses relating to the Project meeting the applicable requirements of the Lease and determined pursuant to the procedures described in the Lease and the Maintenance Agreement. Monies in the Insurance and Maintenance Fund are to be used and withdrawn by the Trustee for the purpose of paying Project-related costs including, but not limited to, annual fees of the Trustee and the Lessor and taxes (if any) relating to insurance for, and maintenance of, the Project in accordance with the Lease and determined pursuant to the procedures described in the Lease and the Maintenance Agreement. The balance in this account at September 30, 2025, was \$820,358.

Capital Replacement Reserve

Provisions of the certificate of participation documents require CaPFA 2010A to establish a Capital Replacement Reserve. Deposits into the Capital Replacement Reserve consist of Additional Rentals and any Base Rentals in excess of the amounts required to be transferred to the Certificate Payment Fund, the Certificate Debt Service Reserve Fund, or the Insurance and Maintenance Fund, a maximum deposit of \$589,500 for such Fiscal Year; provided that no such deposit shall be required after the balance on deposit in the Capital Replacement Reserve reaches \$3,200,000. Amounts on hand in this fund may be used for the purpose of paying costs of maintenance of the Project, including but not limited to the replacement of major capital items of the Project, including but not limited to and unanticipated, unbudgeted, or emergency repairs of and emergency replacements for the Project pursuant to the procedures described in the Lease and the Maintenance Agreement. The balance in this account at September 30, 2025, was \$661,752.

Surplus Fund

The provisions of the certificate of participation documents require CaPFA 2010A to establish a Surplus Fund. Amounts on deposit in the Surplus Fund are to be disbursed or deposited to or upon the order of the Lessee on any date. The balance in the Surplus Fund at September 30, 2025, was \$-0-.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Revenue Bond Resolutions – Water Fund

Bond covenants require the City to maintain certain account balances and fees so that the funds available in each fiscal year will be sufficient (based on stated ratios) to meet the payment of operating expenses, current debt service, and reserve requirements. Certain bond covenants are noted below:

Revenue Fund

The provisions of the bond documents require the issuer to establish a Revenue Fund. All operating revenues received by the Water Fund are required to be deposited into this fund then disbursed as outlined in the bond documents. The balance in the Revenue Fund at September 30, 2025, was \$-0-.

Third Subordinate Debt Service Fund

The bond documents require the issuer to establish a Third Subordinate Debt Service Fund to be exclusively used for the purpose paying principal and interest on the Bonds as they become due and payable. On or before the 20th day of each month, the Issuer is required to transfer from the Revenue Fund an amount equal to 1/12 of the principal maturing on the next succeeding principal payment date, along with 1/12 the annual interest on the interest becoming due on the next succeeding interest payment date. The balance in the Third Subordinate Debt Service Fund at September 30, 2025, was \$49,234.

Third Subordinate Reserve Fund

The bond documents require the Issuer shall deposit to the credit of the Third Subordinate Reserve Fund, on or before the 20th day of each month, an amount equal to 1/120 of the Reserve fund Requirement until such time as the amount on deposit in the Third Subordinate Reserve Fund equals the Reserve Fund Requirement, and monthly thereafter, such amount as shall be necessary to maintain the amount on deposit in the Third Subordinate Reserve Fund in an amount equal to the Reserve Fund Requirement, provided that the maximum amount required to be deposited in any single calendar month shall not exceed 1/120 of the Reserve Fund Requirement. Amounts on deposit in the Third Subordinate Reserve Fund shall be used only for the purpose of making payments into the Third Subordinate Debt Service Fund when the monies available therein shall be insufficient to pay principal and interest on the Bonds. Investments on deposit in the Third Subordinate Reserve Fund shall be valued at least annually on each principal payment date at the fair market value thereof. Investments on deposit in the Third Subordinate Reserve Fund shall be retained therein until the amount of money on deposit therein equals the Reserve Fund Requirement, and thereafter such earnings shall be deposited in the Third Subordinate Debt Service Fund and applied in the manner established for the application of funds therein. The "Reserve Fund Requirement" shall mean the lesser of (i) the maximum amount of principal and interest scheduled to become due on the Bonds in the current or any succeeding Bond Year; (ii) 125% of the average annual debt service on the Bonds calculated at the date of issuance; or (iii) 10% of the proceeds of the Bonds. The Reserve Fund Requirement as of September 30, 2025, was calculated to be \$248,729. The balance in the Third Subordinate Reserve Account at September 30, 2025, was \$205,508.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)

Provisions of Revenue Bond Resolutions – Water Fund (Continued)

Operation and Maintenance Fund

The bond documents require the Issuer to establish an Operation and Maintenance Fund to be used exclusively for the purpose of receiving funds to be transferred monthly by the Issuer from the Revenue Fund, and for paying, as they accrue, the Current Expenses of the system pursuant to the Annual Budget. After having made the deposits to the Sinking Fund as noted above, the Issuer shall transfer on or before the 15th day of each month from the Revenue Fund and deposit to the credit of the Operation and Maintenance Fund a sum sufficient to pay the Current Expenses of the system for the current month, all in accordance with the Annual Budget. Any balance remaining in the Operation and Maintenance Fund at the end of the fiscal year and not required to pay costs incurred during said fiscal year shall be deposited promptly into the Third Subordinate Debt Service Fund. The balance in the Operation and Maintenance Fund at September 30, 2025, was \$-0-.

Asset Management Reserve Fund

The bond documents require the Issuer to establish an Asset Management Reserve Fund to be used exclusively for the purpose of paying expenditures required for the renewal and replacement of short-lived assets of the System. After having made the deposits to the Sinking Fund as noted above, the Issuer shall transfer on or before the 20th day of each month from surplus funds in the Revenue Fund and deposit to the credit of the Asset Management Reserve Fund an amount equal to one-twelfth (1/12) of the required annual deposit of \$37,510 (the Annual Deposit), and monthly thereafter, provided that the maximum amount required to be on deposit in the Asset Management Reserve Fund shall not exceed the sum of ten (10) Annual Deposits. The balance in the Asset Management Reserve Fund at September 30, 2025 was \$375,100.

Leases Liability

CaPFA 2000F leases land in Orlando, Florida, which has been developed and is used as student housing under a noncancelable lease. Rent on the land is a lump-sum payment of \$400 paid at signing and additional rent, paid annually, equal to the amounts available and released from the Surplus Fund. During the year ended September 30, 2025, the amounts released and paid as additional rent was \$2,558,487.

CaPFA 2000F leases office equipment from third-party vendors under noncancellable long-term leases. At September 30, 2025, CaPFA 2000F's lease payable of \$20,720 was composed of equipment leases with monthly payments totaling \$22,827 plus interest at a rate of 4.50%, due dates ranging from October 2, 2023, to July 2, 2028.

The future minimum lease payments due under the leases are as follows:

<u>Year Ending September 30.</u>	<u>Principal</u>	<u>Interest</u>	<u>Amount</u>
2026	\$ 9,740	\$ 1,218	\$ 10,958
2027	5,784	690	6,474
2028	5,196	199	5,395
2029	-	-	-
Total	<u>\$ 20,720</u>	<u>\$ 2,107</u>	<u>\$ 22,827</u>

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8 INTERFUND TRANSACTIONS

Interfund transfers for the fiscal year ended September 30, 2025, are as follows:

	Transfers In	Transfers Out
Governmental Activities:		
General	\$ 755,000	\$ 58,782
CRA	15,875	-
ARPA	-	90,626
Grants	133,533	-
Total Governmental Activities	<u>\$ 904,408</u>	<u>\$ 149,408</u>
Business-Type Activities:		
CaPFA	\$ -	\$ 439,924
Electric	-	350,000
Water	-	245,000
Garbage	439,924	160,000
Total Business-Type Activities	<u>\$ 439,924</u>	<u>\$ 1,194,924</u>

Transfers were made to move unrestricted business-type revenues to the General Fund to subsidize operations and to move City contributions from the General Fund to the City's CRA Fund.

The composition of interfund receivables and payables as of September 30, 2025, is as follows:

	Interfund Receivable	Interfund Payable
Governmental Activities:		
General	\$ 751,410	\$ 1,144,393
CRA	24,058	-
ARPA	112,914	270
Grants	42,908	255,875
Total Governmental Activities	<u>\$ 931,290</u>	<u>\$ 1,400,538</u>
Business-Type Activities:		
Electric	\$ 130,259	\$ 176,798
Water	270	494,958
CaPFA	1,023,812	13,337
Total Business-Type Activities	<u>\$ 1,154,341</u>	<u>\$ 685,093</u>

The outstanding balances between funds result mainly from short-term advances and the time lag between the date's transactions are recorded in the accounting system and payments between funds are made.

Availability Payment Arrangement

During fiscal year 2010, CaPFA 2010A, entered into a financed purchase agreement with the Government of Guam, under which the Guam Department of Education will design, build, and operate the JFK High School for 30 years or until the debt is paid, and CaPFA 2010A would issue certificates of participation to finance it. At the end of fiscal year 2011, the high school was placed into service.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 9 PUBLIC-PRIVATE AND PUBLIC-PUBLIC PARTNERSHIPS

Availability Payment Arrangement (Continued)

CaPFA 2010A has recognized a receivable and a deferred inflow of resources in the amount of \$59.3 million as of September 30, 2025, for the future payments from Guam for the base rent over the term of the agreement. The discount rate used to measure the receivable was 3.625% to 5%, same as the debt that was issued.

NOTE 10 SEGMENT INFORMATION

The City's blended component units, CaPFA and two special purpose corporations issued revenue bonds and certificates of participation to finance the acquisition of student housing and to build a high school. CaPFA 2000F financed the cost of acquisition of the Knights Circle and Pointe at Central (formerly known as Pegasus Landing and Pegasus Pointe) housing projects which consist of 744 apartments and 432 apartments respectively, located near the University of Central Florida in Orlando, Florida. CaPFA 2010A is financing the costs of construction of John F. Kennedy High School in Guam.

	CaPFA	CaPFA Capital Corp. 2000F	CaPFA Capital Corp. 2010A
Condensed Statement of Net Position (Deficit)			
ASSETS			
Current and Other Assets	\$ 10,417	\$ 17,536,158	\$ 59,967,039
Capital Assets, Net	-	68,267,504	-
Restricted Assets, Cash and Cash Equivalents	2,283,970	33,406,538	2,004,955
Due from Other Funds	1,023,812	-	-
Advance to Joint Venture	315,335	-	-
Total Assets	<u>3,633,534</u>	<u>119,210,200</u>	<u>61,971,994</u>
DEFERRED OUTFLOWS			
Deferred Outflows on Refunding	-	142,619	486,993
Total Deferred Outflows	<u>-</u>	<u>142,619</u>	<u>486,993</u>
LIABILITIES			
Current Liabilities	7,778	14,414,465	5,738,053
Due to Other Funds	7,258	-	6,079
Noncurrent Liabilities	-	122,426,471	56,021,785
Total Liabilities	<u>15,036</u>	<u>136,840,936</u>	<u>61,765,917</u>
DEFERRED INFLOWS			
Deferred Amount on Availability Payment Arrangement	-	-	59,260,000
NET POSITION (DEFICIT)			
Net investment in Capital Assets	-	(35,785,995)	-
Restricted for Debt Service	-	25,084,391	-
Restricted for Capital Projects	2,283,970	-	-
Restricted for Renewal and Replacement	-	5,258,015	661,752
Restricted for Insurance	-	-	820,358
Unrestricted Net Position (Deficit)	<u>1,334,528</u>	<u>(12,044,528)</u>	<u>(60,049,040)</u>
Total Net Position (Deficit)	<u>\$ 3,618,498</u>	<u>\$ (17,488,117)</u>	<u>\$ (58,566,930)</u>

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 SEGMENT INFORMATION (CONTINUED)

	<u>CaPFA</u>	<u>CaPFA Capital Corp. 2000F</u>	<u>CaPFA Capital Corp. 2010A</u>
Condensed Statement of Revenues, Expenses, and Changes in Fund Net Position (Deficit)			
OPERATING INCOME			
Lease and Rental Income	\$ -	\$ 39,223,382	\$ 9,831,940
Other Tenant Income	-	1,234,323	-
Issuer and Management Fees	798,163	-	-
Depreciation/Amortization	-	(5,207,149)	-
Other Operating Expenses	(317,118)	(20,867,135)	(6,041,957)
Net Operating Income	<u>481,045</u>	<u>14,383,421</u>	<u>3,789,983</u>
NONOPERATING REVENUE (EXPENSES)			
Investment Income	41,106	1,385,246	184,602
Interest Expense	-	(4,992,804)	(2,859,420)
Loss on Disposal of Assets	-	-	-
Miscellaneous	10,000	(19,213)	1,260,168
Contributions	<u>-</u>	<u>-</u>	<u>-</u>
Total Nonoperating Revenues (Expenses)	51,106	(3,626,771)	(1,414,650)
TRANSFERS	<u>(308,675)</u>	<u>-</u>	<u>(131,249)</u>
CHANGE IN NET POSITION (DEFICIT)	223,476	10,756,650	2,244,084
Net Position (Deficit) - Beginning of Year	<u>3,395,022</u>	<u>(28,244,773)</u>	<u>(60,811,073)</u>
NET POSITION (DEFICIT) - END OF YEAR	<u><u>\$ 3,618,498</u></u>	<u><u>\$ (17,488,123)</u></u>	<u><u>\$ (58,566,989)</u></u>
	<u>CaPFA</u>	<u>CaPFA Capital Corp. 2000F</u>	<u>CaPFA Capital Corp. 2010A</u>
Condensed Statement of Cash Flows			
NET CASH FROM			
Operating Activities	\$ 488,823	\$ 20,382,273	\$ 3,496,014
Noncapital Financing Activities	(408,493)	-	1,128,919
Capital and Related Financing Activities	-	(18,852,752)	(5,524,677)
Investing Activities	<u>51,106</u>	<u>1,385,246</u>	<u>184,661</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	131,436	2,914,767	(715,083)
Net Cash and Cash Equivalents - Beginning of Year	<u>2,152,536</u>	<u>46,437,352</u>	<u>2,880,663</u>
NET CASH AND CASH EQUIVALENTS - END OF YEAR	<u><u>\$ 2,283,972</u></u>	<u><u>\$ 49,352,119</u></u>	<u><u>\$ 2,165,580</u></u>

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 11 COMMITMENTS AND CONTINGENCIES

Florida Municipal Power Agency (FMPA)

The City has entered into agreements with FMPA, of which it is a member, and with certain other members of FMPA, to sell the City's capacity and energy (entitlement share) from Florida Power & Light's St. Lucie Unit No. 2 Project (the Unit). Pursuant to a Power Sales Contract and a Project Support Contract, the City has acquired an entitlement share of FMPA's allocation of these services.

The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year, the excess or deficiency of payments related to actual cost is calculated and applied to the monthly statements from FMPA to the City. The Power Sales Contract will remain in effect until the latest of: (1) the date principal, premium (if any), and interest on all Bonds has been paid or funds are set aside for the payment thereof, (2) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement or FMPA's interest in the unit is terminated pursuant to the Participation Agreement or otherwise disposed of, or (3) the date all obligations of FMPA under the Participation Agreement have been paid, performed, or provided for.

In any month when electric capacity, energy, or transmission services are not made available to the City, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract. The City accounts for purchases under these contracts as operating expenses. Total revenue netted against operating expenses for the year ended September 30, 2025, is \$-0-.

Water Tank Maintenance Agreement

On June 1, 2004, the City entered into a Maintenance Agreement with a company to clean and maintain the City's water tower. The agreement calls for annual payments on June of each year. The base rate for the services was scheduled to be \$8,855 from 2008 thru 2010, then increasing to the current cost of the services every third year thereafter, not to exceed a maximum of 5% annually. The City may cancel the contract with notice prior to 90 days of the anniversary date of the contract.

Management Contract

Effective February 1, 2023, CaPFA entered into an agreement with Asset Campus USA, LLC. to manage the Project for 12 months, with automatic renewal for two additional 12-month terms unless terminated under certain provisions of the agreement. The annual management fee through the expiration of this agreement in January 2026 is \$1,189,645.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 11 COMMITMENTS AND CONTINGENCIES (CONTINUED)

Letter of Credit

On June 29, 2016, the City entered into a revocable letter of credit (the letter) with First Bank, which serves as the security deposit for Florida Power & Light Company (FPL), the City's electric provider. The letter is in the amount of \$250,000 and is available to FPL if the City causes an event of default under the electric agreement or if First Bank notifies FPL the letter will not be extended beyond the expiry date and the City fails to provide alternative security within 10 days of the expiry date. The letter is for a term of one year and expires on June 30. The letter renews automatically for one year unless First Bank provides notification at least 30 days prior to expiry date. As of September 30, 2025, no amounts have been drawn on the letter.

NOTE 12 CONDUIT DEBT

The City has approved the issuance of educational facilities and student housing facilities revenue bonds for the benefit of Flagler College, Inc, Provident Group and Southwest Charter Foundation, Inc.. This debt is secured by the revenues of the facility and do not constitute an indebtedness of the City. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of September 30, 2025, the bond issuances outstanding had an aggregate balance of \$650,035,874. The full faith and credit of the City has not been pledged in support of the bonds, and in the event of default, the City cannot be held liable.

NOTE 13 JOINTLY GOVERNED ORGANIZATIONS

The City, through an inter-local agreement with Glades County, Florida, created the City-County Public Works Authority (the Authority). The Authority provides water, sewer, and reclaimed water facilities within its boundaries. The Authority's governing board is comprised of the Glades County Board of County Commissioners and the Council of Moore Haven. The Authority is an independent entity organized under the laws of the state of Florida and neither the City nor the County has a participating ownership interest in the Authority.

The City provides the Authority with personnel to operate the facilities, as well as providing administrative services. For the year ended September 30, 2025, the City received \$219,280 and \$30,000 for personnel reimbursement and administrative services, respectively.

Financial statements for the Authority can be obtained from the City Clerk at the City of Moore Haven, Florida, City Hall, 299 Riverside Drive, Moore Haven, Florida 33471.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS

Background

The Florida Retirement System (FRS) was created by Chapter 121, Florida Statutes, to provide a defined benefit pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the Retiree Health Insurance Subsidy (HIS) Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any state-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the City are eligible to enroll as members of the state-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost sharing, multiple employer defined benefit plans and other nonintegrated programs. A comprehensive annual financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

The City's pension expense totaled \$108,089 for both the FRS Pension Plan and HIS Plan for the year ended September 30, 2025.

Florida Retirement System Pension Plan

Plan Description

The Florida Retirement System Pension Plan (FRS Plan) is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees. The general classes of membership are as follows:

- *Regular Class* – Members of the FRS who do not qualify for membership in the other classes.
- *Elected City Officers Class* – Members who hold specified elective offices in local government.
- *Senior Management Service Class (SMSC)* – Members in senior management level positions.
- *Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Plan Description (Continued)

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62, or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 55, if vested, or at any age after 25 years of service. Employees enrolled in the FRS Plan may include up to four years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 8 years after electing to participate, except that certain instructional personnel may participate for up to 10 years. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

Benefits Provided

Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the member's five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the member's eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Benefits Provided (Continued)

The following chart shows the percentage value for each year of service credit earned:

<u>Class, Initial Enrollment, and Retirement Age/Years of Service</u>	<u>Percent Value</u>
Regular Class Members Initially Enrolled before July 1, 2011:	
Retirement up to Age 62 or up to 30 Years of Service	1.60
Retirement at Age 63 or with 31 Years of Service	1.63
Retirement at Age 64 or with 32 Years of Service	1.65
Retirement at Age 65 or with 33 Years of Service	1.68
Regular Class Members Initially Enrolled on or after July 1, 2011:	
Retirement up to Age 65 or up to 33 Years of Service	1.60
Retirement at Age 66 or with 34 Years of Service	1.63
Retirement at Age 67 or with 35 Years of Service	1.65
Retirement at Age 68 or with 36 Years of Service	1.68
Elected City Officers	3.00
Senior Management Service Class	2.00
Special Risk Regular:	
Service from December 1, 1970, through September 30, 1974	2.00
Service on and after October 1, 1974	3.00

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

Contributions

The Florida Legislature establishes contribution rates for participating employers and employees. Effective July 1, 2011, all FRS Plan members (except those in DROP) are required to make 3% employee contributions on a pretax basis. The contribution rates attributable to the City, effective July 1, 2024, were applied to employee salaries as follows: regular employees 11.57, City elected officials 56.62%, senior management 32.46%, DROP participants 19.13% and retirees initially reemployed on or after July 1, 2010, who are not eligible for retirement coverage 4.84%. The City's contributions to the FRS Plan were \$123,110 for the year ended September 30, 2025.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Pension Costs

At September 30, 2025, the City reported a liability of \$595,600 for its proportionate share of the FRS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2025. The City's proportion of the net pension liability was based on the City's contributions received by FRS during the measurement period for employer payroll paid dates from July 1, 2024, through June 30, 2025, relative to the total employer contributions received from all of FRS's participating employers. At June 30, 2025, the City's proportion was 0.00192%, which was a decrease of 0.00021% from its proportion measured as of June 30, 2024.

For the year ended September 30, 2025, the City recognized pension expense of \$84,185 for its proportionate share of FRS's pension expense. In addition, the City reported its proportionate share of FRS's deferred outflows of resources and deferred inflows of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual		
Economic Experience	\$ 63,614	\$ -
Changes in Actuarial Assumptions	69,165	-
Net Difference Between Projected and Actual		
Earnings on Pension Plan Investments	-	99,440
Changes in Proportion and Differences Between City		
Contributions and Proportionate Share of Contributions	32,280	81,250
City Contributions Subsequent to the Measurement Date	37,402	-
Total	<u>\$ 202,461</u>	<u>\$ 180,690</u>

\$37,402 reported as deferred outflows of resources related to pensions resulting from City contributions to the FRS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as an increase (decrease) in pension expense as follows:

<u>Year Ending September 30</u>	<u>Amount</u>
2026	\$ 76,030
2027	(32,469)
2028	(31,927)
2029	(27,265)
2030	-
Thereafter	-

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Actuarial Assumptions

The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40% Per Year
Salary Increases	3.5%, Average, Including Inflation
Investment Rate of Return	6.70%

Mortality rates were based on the generational mortality using PUB-2010 base table varies by member category and sex, projected generational with scale MP-2021 mortality improvement projection scale. The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

The long-term expected rate of return on pension plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. The target allocation, as outlined in the FRS Plan's investment policy, and best estimates of arithmetic and geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0 %	3.2 %	3.2 %	1.1 %
Fixed Income	29.0	5.5	5.4	4.0
Global Equity	45.0	8.5	6.9	18.3
Real Estate (Property)	12.0	8.4	7.1	16.8
Private Equity	11.0	12.4	8.8	28.4
Strategic Investments	2.0	6.5	6.1	8.7
Totals	<u>100.0 %</u>			
Assumed Inflation – Mean			2.4	1.5

Discount Rate

The discount rate used to measure the total pension liability remained the same at 6.70% for the FRS Plan. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, each of the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Florida Retirement System Pension Plan (Continued)

Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for the FRS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

Description	One Percent Decrease	Current Discount Rate	One Percent Increase in Discount Rate
FRS Plan Discount Rate	5.70%	6.70%	7.70%
Authority's Proportionate Share of the FRS Plan Net Pension Liability	<u>\$ 1,168,856</u>	<u>\$ 595,600</u>	<u>\$ 114,991</u>

Pension Plan Fiduciary Net Position

Detailed information about the FRS Plan's fiduciary's net position is available in a separately-issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report. That report may be obtained through the Florida Department of Management Services website (www.dms.myflorida.com).

Retiree Health Insurance Subsidy Program

Plan Description

The Retiree Health Insurance Subsidy Program (HIS Plan) is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of state-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided

For the fiscal year ended June 30, 2025, eligible retirees and beneficiaries received a monthly HIS payment of \$7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$45 and a maximum HIS payment of \$225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (Continued)

Contributions

The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2025, the contribution rate was 2.00% of payroll pursuant to section 112.363, Florida Statutes. The City contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled. The City's contributions to the HIS Plan were \$26,824 for the year ended September 30, 2025.

Pension Costs

At September 30, 2025, the City reported a liability of \$371,293 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The City's proportion of the net pension liability was based on the City's contributions received during the measurement period for employer payroll paid dates from July 1, 2024, through June 30, 2025, relative to the total employer contributions received from all participating employers. At June 30, 2025, the City's proportion was 0.00289%, which was a decrease of 0.00012% from its proportion measured as of June 30, 2024.

For the year ended September 30, 2025, the City recognized pension expense of \$23,904 for its proportionate share of HIS's pension expense. In addition, the City reported its proportionate share of HIS's deferred outflows of resources and deferred inflows of resources from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual		
Economic Experience	\$ 2,214	\$ 587
Changes in Actuarial Assumptions	3,284	89,804
Net Difference Between Projected and Actual		
Earnings on HIS Program Investments	-	308
Changes in Proportion and Differences Between City		
Contributions and Proportionate Share of Contributions	13,152	29,001
City Contributions Subsequent to the Measurement Date	6,601	-
Total	\$ 25,251	\$ 119,700

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (Continued)

Pension Costs (Continued)

\$6,601 reported as deferred outflows of resources related to pensions resulting from City contributions to the HIS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as an increase (decrease) in pension expense as follows:

<u>Year Ending June 30</u>	<u>Amount</u>
2026	\$ (22,737)
2027	(28,291)
2028	(22,038)
2029	(16,286)
2030	(11,698)
Thereafter	-

Actuarial Assumptions

The total pension liability in the July 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40% Per Year
Salary Increases	3.5%, Average, Including Inflation
Municipal Bond Rate	5.20%

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2021. The actuarial assumptions used in the July 1, 2025, valuation were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

Discount Rate

The discount rate used to measure the total pension liability changed from 3.93% to 5.20% for the HIS Plan. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 14 DEFINED BENEFIT PENSION PLANS (CONTINUED)

Retiree Health Insurance Subsidy Program (Continued)

Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for the HIS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

Description	One Percent Decrease	Current Discount Rate	One Percent Increase in Discount Rate
HIS Plan Discount Rate	4.20%	5.20%	6.20%
Authority's Proportionate Share of the HIS Plan Net Pension Liability	<u>\$ 418,694</u>	<u>\$ 371,293</u>	<u>\$ 331,541</u>

Pension Plan Fiduciary Net Position

Detailed information about the HIS Plan's fiduciary's net position is available in a separately-issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. That report may be obtained through the Florida Department of Management Services website (www.dms.myflorida.com).

Summary

The aggregate amount of net pension liability, related deferred outflows of resources and deferred inflows of resources, and pension expense for the City's defined benefit pension plans as summarized below:

	FRS Plan	HIS Plan	Total
Net Pension Liability	\$ 595,600	\$ 371,293	\$ 966,893
Deferred Outflows of Resources Related to Pensions	202,461	25,251	227,712
Deferred Inflows of Resources Related to Pensions	180,690	119,700	300,389
Pension Expense	84,185	23,904	108,089

NOTE 15 DEFINED CONTRIBUTION PLAN

The Florida State Board of Administration (SBA) administers the defined contribution plan officially titled the FRS Investment Plan (Investment Plan). The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report.

CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 15 DEFINED CONTRIBUTION PLAN (CONTINUED)

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. City employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected City Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the City.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan, or remain in the Investment Plan and rely upon that account balance for retirement income.

The City's Investment Plan pension expense totaled \$114,816 for the year ended September 30, 2025.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 16 FUND DEFICIT

The following funds had a net position deficit as of September 30, 2025:

Grant Fund	\$ (222,646)
CAPFA Fund	(72,436,549)

The deficit in the Grant Fund is the result of timing differences in expenditures made, grant funds received and reimbursements to other fund for payments of grant expenditures. The deficit will be eliminated with funding from the general fund and future grant receipts.

The deficit in the CaPFA Fund relates to CaPFA 2000F and CaPFA 2010A, parts of the blended component unit. The CaPFA 2000F condition is the result of annual deficits recorded due to the terms of the Loan Agreement and Trust Indenture. CaPFA 2000F reported a negative change in net position. Pursuant to the terms of the Loan Agreement and the Trust Indenture, the Net Revenues of CaPFA 2000F must fund current year debt service requirements, operations, and certain other reserve requirements. If a surplus exists after meeting the aforementioned requirements and other ratios are met, the remaining surplus is to be paid to the University of Central Florida Foundation, Inc. in accordance with the terms of the Ground Lease Agreement. The CaPFA 2010A condition is the result of noncash expenditures like depreciation expense and the amortization of bond issuance costs and discounts. The terms of the lease agreement with Guam calls for rental income to cover operating expenditures and debt payments as a result CaPFA 2010A will continue to accumulate a deficit balance for noncash expenses. This condition is not the result of deteriorating financial conditions.

NOTE 17 RISK MANAGEMENT

Employee Benefits: The City has obtained employee health insurance coverage from a commercial company. For the fiscal year ended September 30, 2025, the City has incurred health insurance expense of \$290,416. There have been no claims in excess of insurance coverage as of September 30, 2025.

Property and Casualty: The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. To cover itself against these exposures, the City became a member of Public Risk Management of Florida (the Pool), a local government liability risk pool. The Pool has approximately 50 local government agency members. The Pool administers activities relating to property, general liability, police professional, automobile liability, public officials liability, workers' compensation, and machinery. The Pool absorbs losses up to a specified amount each Pool year, and in addition purchases excess and other specific coverage from third-party carriers. The Pool assesses each member its pro rata share of the estimated amount required to meet current year losses and operating expenses. If total member assessments do not produce sufficient funds to meet its obligations, the Pool can make additional limited assessments. Losses, if any, in excess of the Pool's ability to assess its members, revert back to the member that incurred the loss. The cost of the insurance is allocated among the appropriate departments and funds.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 17 RISK MANAGEMENT (CONTINUED)

There has been no significant reduction in insurance coverage from the prior year and there have been no settlements in excess of insurance coverage in any of the prior three years. There were no additional assessments levied against the City for the fiscal year ended September 30, 2025.

As specified in the Loan Agreement, CaPFA 2000F and CaPFA 2010A are required to purchase and maintain certain levels of commercial insurance to cover losses resulting from workers' compensation, general liability insurance, property insurance, automobile insurance, and other various types of insurance coverage. There have been no significant reductions in insurance coverage from the prior year and the amount of settlements, if any, have not exceeded insurance coverage in any of the past three fiscal years.

NOTE 18 POSTEMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS

Plan Description and Funding Policy

The City provides postretirement health care benefits in accordance with Section 112.0801, Florida Statutes, to all eligible employees who retire from the City. The employee's contribution is the full amount of the annual premium. Expenditures for postemployment health care benefits are recognized as premiums are paid. As of September 30, 2025, no retirees have elected to participate in the health care plan.

No trust or agency fund has been established for the plan.

The plan does not issue a separate financial report.

Participant Data

As of September 30, 2025, the following employees were covered by the benefit terms:

	Valuation Date September 30, 2024
Active Employees Electing Coverage	21
Actives Waiving Coverage	0
Retirees Electing Coverage	0
Total Employees	21

Total OPEB Liability

The City's total OPEB liability of \$134,438 was measured as of September 30, 2024, and was determined by an actuarial valuation as of September 30, 2023. The following table shows the changes in the City's total OPEB liability for the year ended September 30, 2025.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 18 POSTEMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS (CONTINUED)

Total OPEB Liability (Continued)

<u>Total OPEB Liability</u>	
Balance - October 1, 2023	\$ 96,312
Changes:	
Service Cost	25,574
Interest	5,643
Differences Between Expected and Actual Experience	-
Changes of Assumptions	6,909
Benefit Payments	-
Net Change	<u>38,126</u>
Balance - September 30, 2024	<u><u>\$ 134,438</u></u>

¹ The City has elected to use the GASB 75 "lookback" method where assets and liabilities are measured as of the prior fiscal year-end, but applied to the current fiscal year.

OPEB Liability Discount Rate Sensitivity

The following presents the City's total OPEB liability, as well as what the City's total OPEB liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

<u>Description</u>	<u>One Percent Decrease in Discount Rate</u>	<u>Current Discount</u>	<u>One Percent Increase in Discount Rate</u>
OPEB Plan Discount Rate	2.81%	3.81%	4.81%
Total OPEB Liability	<u>\$ 149,062</u>	<u>\$ 134,438</u>	<u>\$ 125,556</u>

OPEB Liability Health Care Trend Rate Sensitivity

The following presents the City's total OPEB liability, as well as what the City's total OPEB liability would be if it were calculated using a healthcare trend rate one percentage point lower or one percentage point higher than the current healthcare trend rate:

<u>Description</u>	<u>One Percent Decrease in Trend Rate</u>	<u>Current Trend Rate</u>	<u>One Percent Increase in Trend Rate</u>
OPEB Plan Trend Rate	6.60%	7.60%	8.60%
Total OPEB Liability	<u>\$ 119,761</u>	<u>\$ 134,438</u>	<u>\$ 157,206</u>

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 18 POSTEMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS (CONTINUED)

Deferred Outflows and Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the City's OPEB expense was \$38,127. In addition, the City reported no deferred outflows and inflows of resources.

Methods and Assumptions

The City uses the alternative measurement method. The alternative measurement method only allows amortization of investment gains and losses. All other gains and losses due to experience and assumption changes are recognized immediately in the annual OPEB expense.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Calculations for financial reporting purposes are based on the benefits provided under terms of the plan as understood by the employer and the plan members in effect at the time of each valuation and on the pattern of sharing of costs between the employer and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members in the future. Actuarial calculations reflect a long-term perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

The actuarial method is:

Actuarial cost method	Entry Age Normal level percent of pay
-----------------------	---------------------------------------

The actuarial assumptions are:

Discount rate	3.81% (Based on Bond Buyer 20-Bond GO index, tax-exempt municipal bonds)
Healthcare cost trend rate	7.60% for FY2025, gradually decreasing over several decades to an ultimate rate of 3.90% in FY2076 and later years.

**CITY OF MOORE HAVEN, FLORIDA
NOTES TO BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 18 POSTEMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS (CONTINUED)

Methods and Assumptions (Continued)

Expected return on plan assets	N/A
Inflation rate	2.50%
Retirement Age	Latest of age 62, plan eligibility or current age.
Coverage Elections	50% of the employees expected to retire in the future are assumed to elect coverage at retirement, continue coverage to age 65 and then waive coverage. Employees currently waiving coverage are assumed to waive coverage at retirement.
Medicare Eligibility	100% of current and future retirees under age 65 are assumed to become Medicare eligible at the later of age 65 or retirement. Actual Medicare status was used for retired members.
Disability	Future retirees, It is assumed that employees will not become disabled. Retirees, Actual disability status was used.

Mortality rates were based on assumptions used in the July 1, 2024, Florida Retirement System Pension Plan actuarial valuation: Pub-2010 headcount weighted, below median healthy mortality tables with MP-2021 generational mortality. Female tables used with no setback and males set back one year.

The following change was recognized under GASB 75 during the fiscal year:

- The discount rate was changed from 4.63% to 3.81% based on updated Bond Buyer 20 - Bond GO Index rates.

REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

CITY OF MOORE HAVEN, FLORIDA
OTHER POSTEMPLOYMENT BENEFITS PLAN
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS ¹

	2025	2024	2023	2022	2021	2020	2019	2018
TOTAL OPEB LIABILITY								
Service Cost	\$ 25,574	\$ 10,702	\$ 14,394	\$ 19,628	\$ 18,154	\$ 11,205	\$ 11,764	\$ 11,713
Interest	5,643	4,431	2,371	2,895	2,803	6,794	6,752	5,982
Differences Between Expected and Actual Experience	-	(16,904)	-	(24,513)	-	(101,272)	-	-
Changes of Assumptions	6,909	8,077	(20,637)	(2,177)	2,741	19,253	(10,675)	(5,049)
Benefit Payments	-	-	-	(4,879)	(9,094)	(27,704)	(17,921)	(7,552)
NET CHANGE IN TOTAL OPEB LIABILITY	38,126	6,306	(3,872)	(9,046)	14,604	(91,724)	(10,080)	5,094
Total OPEB Liability - Beginning of Year	96,312	90,006	93,878	102,924	88,320	180,044	190,124	185,030
TOTAL OPEB LIABILITY - END OF YEAR	<u>\$ 134,438</u>	<u>\$ 96,312</u>	<u>\$ 90,006</u>	<u>\$ 93,878</u>	<u>\$ 102,924</u>	<u>\$ 88,320</u>	<u>\$ 180,044</u>	<u>\$ 190,124</u>
Covered Employee Payroll	<u>\$ 1,315,261</u>	<u>\$ 1,315,261</u>	<u>\$ 1,036,960</u>	<u>\$ 1,127,603</u>	<u>\$ 1,052,992</u>	<u>\$ 1,120,142</u>	<u>\$ 900,020</u>	<u>\$ 851,949</u>
Total OPEB Liability as a Percentage of Covered Employee Payroll	10.22%	7.32%	8.68%	8.33%	9.77%	7.88%	20.00%	22.32%

¹ The City implemented GASB Statements No. 75 in fiscal year 2018, and the above table will be expanded to 10 years of information as the information becomes available.

CITY OF MOORE HAVEN, FLORIDA
SCHEDULE OF CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY –
FLORIDA RETIREMENT SYSTEM PENSION PLAN *
LAST 10 FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City of Moore Haven, Florida's Proportion of the Net Pension Liability	0.001919115%	0.002125101%	0.001962277%	0.002086731%	0.002262658%	0.002282990%	0.002271527%	0.195455500%	0.001905069%	0.001756239%
City of Moore Haven, Florida's Proportionate Share of the Net Pension Liability	<u>\$ 595,600</u>	<u>\$ 822,089</u>	<u>\$ 781,904</u>	<u>\$ 776,432</u>	<u>\$ 170,918</u>	<u>\$ 989,481</u>	<u>\$ 782,282</u>	<u>\$ 588,722</u>	<u>\$ 563,507</u>	<u>\$ 443,452</u>
City of Moore Haven, Florida's Covered Payroll	<u>\$ 1,352,623</u>	<u>\$ 1,274,901</u>	<u>\$ 1,175,254</u>	<u>\$ 1,077,419</u>	<u>\$ 1,127,603</u>	<u>\$ 1,130,834</u>	<u>\$ 1,053,988</u>	<u>\$ 877,263</u>	<u>\$ 843,212</u>	<u>\$ 802,621</u>
City of Moore Haven, Florida's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	44.03%	64.48%	66.53%	72.06%	15.16%	87.50%	74.22%	67.11%	66.83%	55.25%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

* The amounts presented for each fiscal year were determined as of 6/30.

As of June 30, 2015, and later, covered payroll shown includes the payroll for Investment Plan members and payroll on which only UAL rates are charged.

CITY OF MOORE HAVEN, FLORIDA
SCHEDULE OF CITY'S CONTRIBUTIONS – FLORIDA RETIREMENT SYSTEM PENSION PLAN *
LAST 10 FISCAL YEARS

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually Required Contribution	\$ 123,110	\$ 93,055	\$ 88,332	\$ 87,586	\$ 73,732	\$ 72,236	\$ 57,729	\$ 49,472	\$ 42,509	\$ 42,135
Contributions in Relation to the Contractually Required Contribution	<u>(123,110)</u>	<u>(93,055)</u>	<u>(88,332)</u>	<u>(87,586)</u>	<u>(73,732)</u>	<u>(72,236)</u>	<u>(57,729)</u>	<u>(49,472)</u>	<u>(42,509)</u>	<u>(42,135)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	<u>\$ 1,402,962</u>	<u>\$ 1,281,669</u>	<u>\$ 1,173,642</u>	<u>\$ 1,068,406</u>	<u>\$ 1,120,721</u>	<u>\$ 1,129,447</u>	<u>\$ 1,100,887</u>	<u>\$ 900,804</u>	<u>\$ 851,948</u>	<u>\$ 842,767</u>
Contributions as a Percentage of Covered Payroll	8.78%	7.26%	7.53%	8.20%	6.58%	6.40%	5.24%	5.49%	4.99%	5.00%

CITY OF MOORE HAVEN, FLORIDA
SCHEDULE OF CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY –
HEALTH INSURANCE SUBSIDY PENSION PLAN *
LAST 10 FISCAL YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City of Moore Haven, Florida's Proportion of the Net Pension Liability	0.002896790%	0.003012441%	0.002925147%	0.002950586%	0.003185136%	0.003258253%	0.003151528%	0.002685956%	0.002645433%	0.002583764%
City of Moore Haven, Florida's Proportionate Share of the Net Pension Liability	<u>\$ 371,293</u>	<u>\$ 451,896</u>	<u>\$ 464,551</u>	<u>\$ 312,514</u>	<u>\$ 390,705</u>	<u>\$ 397,827</u>	<u>\$ 352,624</u>	<u>\$ 284,285</u>	<u>\$ 282,862</u>	<u>\$ 301,127</u>
City of Moore Haven, Florida's Covered Payroll	<u>\$ 1,352,623</u>	<u>\$ 1,274,901</u>	<u>\$ 1,175,254</u>	<u>\$ 1,077,419</u>	<u>\$ 1,127,603</u>	<u>\$ 1,130,834</u>	<u>\$ 1,053,988</u>	<u>\$ 877,263</u>	<u>\$ 843,212</u>	<u>\$ 802,621</u>
City of Moore Haven, Florida's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	27.45%	35.45%	39.53%	29.01%	34.65%	35.18%	33.46%	32.41%	33.55%	37.52%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	6.36%	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%

* The amounts presented for each fiscal year were determined as of 6/30.

As of June 30, 2015, and later, covered payroll shown includes the payroll for Investment Plan members and payroll on which only UAL rates are charged.

CITY OF MOORE HAVEN, FLORIDA
SCHEDULE OF CITY'S CONTRIBUTIONS – HEALTH INSURANCE SUBSIDY PENSION PLAN *
LAST 10 FISCAL YEARS

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually Required Contribution	\$ 26,824	\$ 25,569	\$ 20,168	\$ 17,704	\$ 18,608	\$ 18,748	\$ 18,275	\$ 14,953	\$ 14,142	\$ 13,990
Contributions in Relation to the Contractually Required Contribution	<u>(26,824)</u>	<u>(25,569)</u>	<u>(20,168)</u>	<u>(17,704)</u>	<u>(18,608)</u>	<u>(18,748)</u>	<u>(18,275)</u>	<u>(14,953)</u>	<u>(14,142)</u>	<u>(13,990)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	<u>\$ 1,402,962</u>	<u>\$ 1,281,669</u>	<u>\$ 1,173,642</u>	<u>\$ 1,068,406</u>	<u>\$ 1,120,721</u>	<u>\$ 1,129,447</u>	<u>\$ 1,100,887</u>	<u>\$ 900,804</u>	<u>\$ 851,948</u>	<u>\$ 842,767</u>
Contributions as a Percentage of Covered Payroll	1.91%	1.99%	1.72%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%

* The amounts presented for each fiscal year were determined as of 9/30.

GOVERNMENT AUDITING STANDARDS



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Honorable Mayor and City Council
City of Moore Haven, Florida
Moore Haven, 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, the business-type activities, each major fund and the aggregate remaining fund information of the City of Moore Haven, Florida (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated July 27, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City'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 City's internal control. Accordingly, we do not express an opinion on the effectiveness of City'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified.

We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as item 2025-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City'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 one instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and responses as item 2025-002.

The City's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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 result of that testing, and not to provide an opinion on the effectiveness of the City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

CliftonLarsonAllen LLP

Fort Myers, Florida
July 27, 2026

**CITY OF MOORE HAVEN, FLORIDA
SCHEDULE OF FINDINGS AND RESPONSES
YEAR ENDED SEPTEMBER 30, 2025**

2025-001 Audit Adjustments

Type of Finding: Material Weakness in Internal Control over Financial Reporting

Criteria

City management is responsible for establishing and maintaining internal controls for the proper recording of all the City's receipts and disbursements, including reclassifications between funds, year-end accruals, and activity of all cash and investment accounts.

Condition

As part of the audit, we proposed audit adjustments to revise the City's books at year-end. These adjustments involved the recording of accruals, reclassifications of revenues and disbursements to the proper accounts, adjustments to revenues and disbursements to the proper amount and year, and fund balance reclassifications. Management reviews, approves and takes responsibility for the proposed audit adjustments.

Cause

Management relies on the auditor to help make the necessary entries at year-end.

Effect

The design of the controls over the financial reporting process affects the City's ability to report their financial data consistent with the assertions of management.

Repeat Finding

The finding is a repeat of a finding in the immediately prior year. Prior year finding number was 2024-001.

Recommendation

We understand that this material weakness is already known to management and represents a conscious decision by management and the Council to accept that degree of risk because of cost or other considerations. We acknowledge the fact that management is responsible for making decisions concerning costs and the related benefits. We are responsible to communicate significant deficiencies and material weaknesses in accordance with professional standards regardless of management's decisions to ensure that the Council is aware of this situation.

2025-001 Audit Adjustments

Views of Responsible Officials and Planned Corrective Actions

The City made significant improvement in the number of required audit adjustments required for the FY 2025 Financial Statements. The City did add external professional assistance to help develop a formal closing and reporting procedure and process to ensure all financial records are adjusted and balanced monthly and at the end of year prior to release to the auditors. However, not completing the FY 2024 Financial Statements until December 2025 certainly delayed the process and still resulted in audit adjustments - some of those clearing some long-term issues. With the external professional assistance and new procedures, the preparation for the FY 2026 Financial Statements is underway and should greatly reduce the need for audit adjustments.

**CITY OF MOORE HAVEN, FLORIDA
SCHEDULE OF FINDINGS AND RESPONSES (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2025**

2025-002 Filing Delay

Type of Finding: Compliance

Criteria

Florida Statute 218.39(1)(b) requires any municipality with revenues or the total of expenditures and expenses in excess of \$250,000, as reported on the fund financial statements shall have an annual financial audit of its accounts and records completed within 9 months after the end of its fiscal year by an independent certified public accountant retained by it and paid from its public funds.

In addition, the USDA debt requires the City to follow 7 CFR 1780.47(d) which stipulates audits shall be annual unless otherwise prohibited and supplied to the processing office as soon as possible but in no event later than 150 days following the period covered by the audit.

Condition

Fiscal year ended September 30, 2025 financial statements were not filed by required deadline.

Cause

Implementation of new accounting software during the prior year, and the City encountered difficulties in utilizing the software for required accounting functions.

Effect

The City is in violation of the Florida Statute and debt requirement. It could result in revenues being withheld by the state or future debt requests being denied.

Repeat Finding

The finding is a repeat of a finding in the immediately prior year. Prior year finding number was 2024-004.

Recommendation

While the City is working to catch up their reporting going forward, we recommend the City implement a system for regular monitoring and review of the financial reporting process. This can help identify potential issues early and allow for corrective actions before deadlines are missed. As part of monitoring and review there should be clear procedures to follow if staff run into problems that prevent them from completing required procedures timely. It is important problems be addressed immediately so they do not become bigger problems later.

Views of Responsible Officials and Planned Corrective Actions

Not receiving the FY 2024 Financial Statements until December 2025 certainly delayed the preparation of the FY 2025 Financial Statements. Staff and other external professional assistance made a significant number of entries correcting balances to begin the FY 2025 Financial Statements. In a meeting with City staff and the Auditors, City staff agreed to a schedule to have all items loaded into the audit system to allow meeting the June 30, 2026, State filing deadline. The Auditors advised that the AIE system would be updated to show all audit items due by April 30, 2026. However, after that the Auditors did inform City Staff that due to internal scheduling changes the Financial Statements would not be completed until July 31, 2026. Obviously, there was miscommunication between both parties from the meeting and differing deadlines. But going forward, preparations for the FY 2026 Financial Statements are underway and future late filings are certainly not anticipated.



MANAGEMENT LETTER

Honorable Mayor and City Council
City of Moore Haven, Florida
Moore Haven, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Moore Haven, Florida (the City), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated July 27, 2026.

Auditors' 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 Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 27, 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. See Exhibit A for the status of 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 the management letter, unless disclosed in the notes to the financial statements. The City discloses this information 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 City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the City 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 City. It is management's responsibility to monitor the City'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, the City did not have a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operating within the City's geographical boundaries during the fiscal year under audit.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit, within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City of Moore Haven Redevelopment Agency reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as 0.

Honorable Mayor and City Council
City of Moore Haven, Florida

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as 0 (provide list).
- 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 district amends a final adopted budget under Section 189.016(6), Florida Statutes, as 0.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City of Moore Haven Affordable Housing Finance Authority reported:

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City of Moore Haven Capital Projects Finance Authority reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as 0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as 290,409.

Honorable Mayor and City Council
City of Moore Haven, Florida

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as 0 (provide list).
- 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 district amends a final adopted budget under Section 189.016(6), Florida Statutes, as 0.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we identified one such finding which is described in the accompanying schedule of findings and responses as item 2025-002.

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, Council members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.



CliftonLarsonAllen LLP

Fort Myers, Florida
July 27, 2026

**CITY OF MOORE HAVEN, FLORIDA
MANAGEMENT LETTER
EXHIBIT A
SEPTEMBER 30, 2025**

Prior Year Findings		Finding Number			Current Year Status		
		Current Year	2023-2024	2022-2023	Cleared	Partially Cleared	Not Cleared
Audit Adjustments	Material Weakness	2025-001	2024-001	2023-001			X
Pooled Cash Account Reconciliation	Material Weakness	N/A	2024-002	2023-002	X		
Improper Cutoff	Material Weakness	N/A	2024-003	2023-003	X		
Filing Delay	Compliance	2025-002	2024-004	2023-004			X



INDEPENDENT ACCOUNTANTS' REPORT

Honorable Mayor and City Council
City of Moore Haven, Florida
Moore Haven, Florida

We have examined the City of Moore Haven, Florida's (the City) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management of the City is responsible for the City's compliance with specified requirements. Our responsibility is to express an opinion on the City'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 City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City 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 engagement.

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

In our opinion, the City complied, in all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025.

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Fort Myers, Florida
July 27, 2026

