

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of
Port Richey, Florida)

Financial Statements and
Independent Auditors' Report

September 30, 2024

COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF PORT RICHEY, FLORIDA
 (A Component Unit of the City of Port Richey, Florida)

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INDEPENDENT AUDITORS' REPORT

The Board of Directors
Community Redevelopment Agency
of the City of Port Richey, Florida:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of the Community Redevelopment Agency of the City of Port Richey, Florida (the Agency), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency, as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for 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 Agency 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 Agency'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 Agency'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 Agency's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the additional information on page 23 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 January 26, 2026 on our consideration of the Agency'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 Agency'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 Agency's internal control over financial reporting and compliance.

EFPR Group, CPAs, PLLC

Jupiter, Florida
January 26, 2026

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Management's Discussion and Analysis

September 30, 2024

As management of the Community Redevelopment Agency of the City of Port Richey, Florida (CRA or the Agency), a component unit of the City of Port Richey, Florida (the City) we offer the readers of the CRA's basic financial statements this narrative overview and analysis of the financial activities of the CRA for the year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the CRA's financial statements.

Financial Highlights

- The assets of the CRA exceeds its liabilities as of September 30, 2024 by \$3,955,765 (net position).
- The CRA's total assets as of September 30, 2024 were \$4,002,610.
- The CRA's total revenue and transfers in was \$1,630,464, consisting primarily of Ad Valorem Taxes from Pasco County, Florida, and the City's portion of the tax increment financing (TIF), respectively.
- The CRA's total expenses and transfers out was \$589,346.
- The increase in net position was \$1,041,118.

Overview of Financial Statements

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

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the CRA's finances using the accrual basis of accounting. The CRA's government-wide financial statements include the following:

- Statement of Net Position - reports the CRA's assets, deferred outflow of resources, liabilities, deferred inflows of resources and net position at the end of the fiscal year and provides information about the nature and amounts of investment of resources and obligations to creditors.
- Statement of Activities - reports the results of activity over the course of the fiscal year. It details the costs associated with operating the CRA and how those costs were funded. It also provides an explanation of the change in net position from the previous fiscal year-end to the current fiscal year-end.

COMMUNITY REDEVELOPMENT AGENCY
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Management's Discussion and Analysis, Continued

- The basic financial statements also include notes that provide required disclosures and other information necessary to gather the full meaning of the material presented in the statements.

The analysis of net position, revenue, and expenses are detailed and provide a comprehensive portrayal of financial conditions and related trends. The analysis includes all assets and liabilities using the accrual basis of accounting. Accrual accounting is similar to the accounting used by most private sector companies. Accrual accounting recognizes revenue and expenses when earned or incurred regardless of when cash is received or paid.

Our analysis presents the CRA's net position, which can be thought of as the difference between what the CRA owns (assets) and what the CRA owes (liabilities). The net position analysis will allow the reader to measure the health or financial position of the CRA. The CRA's net position consists of restricted net position that can only be spent for specific purposes because of constraints imposed by external sources (such as grantors, bondholders, and higher levels of government), or imposed by constitutional provisions or enabling legislation.

Over time, significant changes to the CRA's net position are an indicator of whether its financial health is improving or deteriorating. To fully assess the financial health of any CRA, the reader must also consider other nonfinancial factors such as fluctuations in the local economy and fluctuations in fuel prices.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The CRA is accounted for as a governmental fund.

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 financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions.

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

COMMUNITY REDEVELOPMENT AGENCY
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Management's Discussion and Analysis, Continued

Notes to Financial Statements

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

Government-Wide Financial Analysis
Summary of Statements of Net Position

	<u>2024</u>	<u>2023</u>
Assets - current assets	\$ <u>4,002,610</u>	<u>2,947,418</u>
Liabilities:		
Current liabilities	14,056	20,638
Noncurrent liabilities	<u>32,789</u>	<u>12,133</u>
Total liabilities	<u>46,845</u>	<u>32,771</u>
Net position - restricted for community redevelopment	\$ <u>3,955,765</u>	<u>2,914,647</u>

Assets increased \$1,055,192 from the prior year and liabilities increased by \$14,074 from the prior year. There was an increase in net position of \$1,041,118 in the current year.

Summary of Statements of Activities

	<u>2024</u>	<u>2023</u>
Revenue:		
Taxes	\$ 774,305	679,312
Interest	175,745	116,451
Intergovernmental	-	657
Miscellaneous	12,487	6,896
Transfers in	<u>667,927</u>	<u>567,016</u>
Total revenue	<u>1,630,464</u>	<u>1,370,332</u>
Expenses:		
General government support	249,213	69,411
Public safety	160,870	134,844
Culture and recreation	74,175	108,587
Transfers out	<u>105,088</u>	<u>120,975</u>
Total expenses	<u>589,346</u>	<u>433,817</u>
Change in net position	1,041,118	936,515
Net position at beginning of year	<u>2,914,647</u>	<u>1,978,132</u>
Net position at end of year	\$ <u>3,955,765</u>	<u>2,914,647</u>

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
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Management's Discussion and Analysis, Continued

Ad Valorem proceeds increased \$94,993 over the previous year. Investment income increased \$59,294 in 2024.

Governmental Fund Financial Analysis

General Fund

The general fund reported ending fund balance of \$3,988,554, an increase of \$1,061,774 over the prior year. The entire fund balance is restricted for community redevelopment. The changes in general fund activity are discussed in the government-wide analysis above.

General Fund Budgetary Highlights

The General Fund budget to actual statement shows the original adopted budget, the final budget, actual results, and the positive or negative variance between the final budget and actual results. After the original budget is approved, it may be amended for various reasons such as unanticipated revenue, unforeseen expenditures, or new grant awards. There were no amendments to the budget in the current year.

- The actual net change in the fund balance of the General Fund compared to the final budget was a positive variance of \$3,977,086.
- General Fund revenue and other financing sources was \$100,000 more than the final budgeted amount.
- Actual expenditures and other financing uses in the General Fund were \$3,859,929 less than the final budget. Significant variances are due to projects, such as dredging contingencies and sidewalk construction, that were budgeted but did not occur in the current year.

Economic Factors and Next Year's Budget and Rates

The Agency is reported as a blended component unit of the City of Port Richey. The population growth of the City and the increase in property taxable values were considered in preparing the CRA's budget for the 2025 fiscal year.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Management's Discussion and Analysis, Continued

Requests for Information

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest. Questions concerning any of the information provided on this report or requests for additional information should be addressed as follows:

Adam Thompson, Finance Director
Community Redevelopment Agency of the
City of Port Richey, Florida
6333 Ridge Road
Port Richey, Florida 34668.

COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF PORT RICHEY, FLORIDA
 (A Component Unit of the City of Port Richey, Florida)
 Statement of Net Position
 September 30, 2024

<u>Assets</u>	
Cash and equivalents	\$ 4,002,610
<u>Liabilities and Net Position</u>	
Liabilities:	
Current liabilities:	
Accounts payable	3,221
Accrued liabilities	<u>10,835</u>
Total current liabilities	14,056
Noncurrent liabilities - compensated absences	<u>32,789</u>
Total liabilities	46,845
Net position - restricted for community redevelopment	<u>3,955,765</u>
Total liabilities and net position	<u>\$ 4,002,610</u>

See accompanying notes to financial statements.

COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF PORT RICHEY, FLORIDA
 (A Component Unit of the City of Port Richey, Florida)
 Statement of Activities
 Year ended September 30, 2024

Revenue:	
Taxes	\$ 774,305
Interest	175,745
Miscellaneous	12,487
Transfers in	<u>667,927</u>
Total revenue	<u>1,630,464</u>
Expenses:	
General government support	249,213
Public safety	160,870
Culture and recreation	74,175
Transfers out	<u>105,088</u>
Total expenses	<u>589,346</u>
Change in net position	1,041,118
Net position at beginning of year	<u>2,914,647</u>
Net position at end of year	<u><u>\$ 3,955,765</u></u>

See accompanying notes to financial statements.

COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF PORT RICHEY, FLORIDA
 (A Component Unit of the City of Port Richey, Florida)
 Balance Sheet - General Fund
 September 30, 2024

<u>Assets</u>	
Cash and equivalents	\$ <u>4,002,610</u>
<u>Liabilities and Fund Balances</u>	
Liabilities:	
Accounts payable	3,221
Accrued liabilities	<u>10,835</u>
Total liabilities	14,056
Fund balance - restricted for community redevelopment	<u>3,988,554</u>
Total liabilities and fund balance	<u>\$ 4,002,610</u>

See accompanying notes to financial statements.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)
Reconciliation of the Balance Sheet - General Fund to the Statement of Net Position
September 30, 2024

Total governmental fund balance	\$ 3,988,554
Amounts reported for governmental activities in the Statement of Net Position are different because compensated absences are not due and payable in the current period and, therefore, are not reported in the fund financial statements.	<u>(32,789)</u>
Net position of governmental activities	<u>\$ 3,955,765</u>

See accompanying notes to financial statements.

COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF PORT RICHEY, FLORIDA
 (A Component Unit of the City of Port Richey, Florida)
 Statement of Revenue, Expenditures and Changes in Fund Balance - General Fund
 Year ended September 30, 2024

Revenue:	
Taxes	\$ 774,305
Interest	175,745
Miscellaneous	<u>12,487</u>
Total revenue	<u>962,537</u>
Expenditures:	
General government support	228,557
Public safety	160,870
Culture and recreation	<u>74,175</u>
Total expenditures	<u>463,602</u>
Excess of revenue over expenditures	<u>498,935</u>
Other financing sources (uses):	
Transfers in	667,927
Transfers out	<u>(105,088)</u>
Total other financing sources (uses)	<u>562,839</u>
Change in fund balance	1,061,774
Fund balance at beginning of year	<u>2,926,780</u>
Fund balance at end of year	<u><u>\$ 3,988,554</u></u>

See accompanying notes to financial statements.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)
Reconciliation of the Statement of Revenue, Expenditures and Changes in
Fund Balance - General Fund to the Statement of Activities
Year ended September 30, 2024

Change in fund balance of governmental fund	\$ 1,061,774
Amounts reported for governmental activities in the Statement of Activities are different because compensated absences reported on the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in government funds. This is the amount compensated absences changed by.	<u>(20,656)</u>
Change in net position of governmental activities	<u>\$ 1,041,118</u>

See accompanying notes to financial statements.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements

September 30, 2024

(1) Summary of Significant Accounting Policies

(a) Reporting Entity

The Community Redevelopment Agency of the City of Port Richey, Florida (CRA or the Agency), a component unit of the City of Port Richey (the City), was established by City Resolution No. 20-01 on January 8, 2002, as authorized by Chapter 163, Florida Statutes, making the City a citywide Community Redevelopment Area. The CRA was amended with the adoption of Resolution 90-07 on June 23, 2009. This restatement of the CRA more clearly defines the allowable uses of the CRA funds. The Port Richey Community Redevelopment District is approximately 1,408 acres. Its mission is to prevent and eliminate slum and blighted conditions within the community and to foster and promote community redevelopment activities in the designated area. The CRA is governed by a board of five members, which include the five current City Council Members. Management of the City has operational responsibility for the CRA. The CRA is considered to be a blended component unit in the City's Annual Comprehensive Financial Report.

The financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP), as applied to governmental units and present only the financial position of the CRA, a component unit of the City.

As required by GAAP, these financial statements present the CRA and component units for which the CRA is financially accountable. The CRA has no component units. The application of these criteria provides for identification of any entities for which the CRA is financially accountable and other organizations that the nature and significance of their relationship with the CRA are such that exclusion would cause the CRA's basic financial statements to be misleading or incomplete. Based on the application of these criteria, the CRA has determined that there are no component units.

(b) Basis of Presentation

Governmental Accounting Standards Board (GASB) Statement No. 34 sets forth minimum criteria (percentage of the assets, liabilities, revenue, or expenditures/expenses of either fund category and (or) the governmental and enterprise combined) for the determination of major funds. The CRA has used GASB Statement No. 34 minimum criteria for major fund determination.

The accounts of the CRA are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses as appropriate. Government 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.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(b) Basis of Presentation, Continued

Currently, the CRA has only one fund, the General Fund. The General Fund is a major fund and is the operating fund of the CRA. It is used to account for all financial resources and expenditures.

(c) Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on activities of the CRA. The CRA reports only governmental activities; it does not have any business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenue consist of charges for services, grants and contributions that are restricted to meeting an operational or capital requirement of a particular function. Payments received from taxes, insurance proceeds and other items not properly included as program revenue are reported as general revenue.

Separate financial information is provided for the governmental fund.

(d) Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue 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. Revenue is recognized as soon as they are both measurable and available. Revenue is considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenue to be available if it is collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

(e) Budgets and Budgetary Data

The Following are the procedures in establishing the budget:

The CRA's City Manager and Finance Director prepares the annual fiscal operating budget. The proposed budget is then presented to the CRA's Board of Directors for changes and final approval. Once adopted, the budget serves as legal authorization for expenditures.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(e) Budgets and Budgetary Data, Continued

Formal budgetary integration is employed as a management control device during the year for all governmental fund types. Budgets for the general fund are adopted on a basis consistent with GAAP. All appropriations lapse at the close of the fiscal year.

(f) Incremental Property Tax Revenue

The CRA's primary source of revenue is tax-increment funding collected from Pasco County, Florida (the County), and from the City's General Fund. This revenue is computed by applying the adopted millage rate of the City and County to the increase in current year taxable assessed valuations over the 2002 base year taxable assessed valuations for all properties located in the tax increment area. The City and County are required to pay 95% of these incremental property taxes to the CRA.

The tax levy is established prior to October 1 of each year and the Pasco County Property Appraiser incorporates the millages established by the City and County into the total tax levy. All property is reassessed according to its fair value on January 1 of each year. All taxes are due and payable on November 1 (levy date) of each year or as soon thereafter as the assessment roll is certified and delivered to the Tax Collector. All unpaid taxes become delinquent on April 1 following the year in which they are assessed. Discounts are allowed for early payment at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March are without discount.

Delinquent taxes on real property bear interest of up to 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. Application for a tax deed on any unredeemed tax certificates may be made by the certificate holder after a period of two years. Unsold certificates are held by the County.

(g) Compensated Absences

Agency employees are granted vacation, sick leave, and earn compensatory time in varying amounts. In the event of the termination or upon retirement, an employee is entitled to payment for accumulated vacation, sick leave, and unused compensatory time.

Payment of leave is dependent upon many factors; therefore, timing of future payments is not readily determinable. However, the Agency believes that sufficient resources will be made available for the payments of leave when such payments become due.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(h) Fund Balances

Governmental fund equity is classified as fund balance. The following classifications describe the relative strength of the spending constraints:

Nonspendable - 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 generally long-term items such as advances to other funds or amounts that are required to be maintained intact (corpus of a permanent fund).

Restricted - Amounts that can be spent only for specific purposes stipulated by (a) external resources 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 - Amounts that can be used only for specific purposes determined by a formal action (ordinance) of the Board, the CRA’s highest level of decision-making authority. Commitments may be changed or lifted only by the Board taking the same formal action (ordinance) that imposed the constraints originally. Resources accumulated pursuant to stabilization arrangements are reported in this category only if they are specific and nonrecurring.

Assigned - Amounts intended to be used by the CRA for specific purposes. According to the CRA’s fund balance policy, this includes spendable fund balance amounts established by the Board or CRA Management that are neither restricted nor committed. The CRA’s fund balance policy does not describe the specific action required to assign fund balance.

Unassigned - Includes the residual classification for the general fund. This classification represents fund balance that is spendable and that has not been restricted, committed, or assigned to specific purposes within the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the CRA considers restricted to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the CRA considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

The CRA’s fund balance is restricted for community redevelopment.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(1) Summary of Significant Accounting Policies, Continued

(i) Net Position

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the CRA or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

(j) Pension and Other Postemployment Benefits

Pension and other postemployment benefits long term liabilities and related deferred outflows and inflows, are not assets or liabilities of the CRA, such that it is a blended component unit and all long term liabilities are the legal responsibility of the City, and not the CRA itself, as the life of CRA is limited.

(k) Use of Estimates

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

(2) Cash and Equivalents

Cash and equivalents as of September 30, 2024 consisted of:

Deposits	\$ 1,129,998
Investments	<u>2,872,612</u>
Total	\$ <u>4,002,610</u>

Custodial credit risk is defined as the risk that, in the event of failure of the counterparty, the CRA will not be able to recover the value of its deposits and securities that are in the possession of an outside party. Bank balances of the CRA's deposits at September 30, 2024 were \$1,129,998.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(2) Cash and Equivalents, Continued

All balances in excess of the insurance provided by the Federal Deposit Insurance Corporation (FDIC) for demand and time deposits are fully collateralized pursuant to Chapter 280, Florida Statutes. The City's investment policy requires that the deposit be entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, Florida Statutes. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss. Other than the preceding, the CRA has no policy on custodial credit risk.

The CRA maintained balances in two local government investment pools (LGIPs). Below is a description of the CRA's LGIP investment investments by issuer:

- The Florida Fixed Income Trust Cash Pool (FLFIT) is a high-quality money market alternative for local government investors. The Cash Pool is a great compliment to other money market options and provides safety of principal, liquidity and return. Appropriate for short term cash portfolios, the pool is managed to provide minimal volatility of net asset value and positive holding period returns for 30 days or greater. The adviser seeks to accomplish this objective by maintaining a portfolio of high quality short-duration fixed-income instruments. The Cash Pool is a short-term investment product, which is rated AA Af/S1 by Fitch Ratings. The pool is designed to add diversification with multiple asset classes and a competitive yield to other cash alternatives. Providing next day liquidity to participants, the pool is managed as a stable net asset product but does have a floating net asset value, with the investment objective of maintaining a \$1.00 per share NAV. Next day liquidity is for transactions entered by 12:30 p.m. EST.
- The Florida Cooperative Liquid Assets Securities System Trust (FLCLASS) is a common law trust established, created and authorized by an Interlocal Agreement by and among participating Florida public agencies. FLCLASS is an authorized investment pool under Section 218.415(16)(a), Florida Statutes, and was established for participating Florida agencies on April 1, 2015 under the Interlocal Agreement and commenced operations on July 15, 2015 (inception). FLCLASS is available for investment by any unit of local government within the state of Florida. The purpose of FLCLASS is to enable such units to cooperate in the investment of their available funds. FLCLASS operates like a money market mutual fund with each share valued at \$1.00.

If a participant has an investment in a qualifying external investment pool, that measures for financial reporting purposes all of its investments at amortized cost, it should disclose the presence of any limitations or restrictions on withdrawals (such as redemption notice periods, maximum transaction amounts, and the qualifying external investment pool's authority to impose liquidity fees or redemption gates) in notes to the financial statements.

COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF PORT RICHEY, FLORIDA
 (A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(2) Cash and Equivalents, Continued

With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit the CRA’s daily access to 100 percent of its account value.

(3) Compensated Absences

CRA personnel, employees of the City, earn annual leave and sick leave in varying amounts. In the event of retirement or termination of employment, an employee is paid for vested accumulated unused annual and sick leave. The cash benefit of compensated absences is determined by multiplying the employee’s current wage rate by the number of hours of unused annual and sick leave.

The following shows a change in compensated absences for the year ended September 30, 2024:

	Beginning Balance October 1, <u>2023</u>	<u>Increase</u>	<u>Decrease</u>	Ending Balance September 30, <u>2024</u>
Compensated absences, net	\$ <u>12,133</u>	<u>20,656</u>	<u>—</u>	<u>32,789</u>

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Notes to Financial Statements, Continued

(4) Risk Management

The CRA is subject to losses in the normal course of operations resulting from general liability; property and casualty; workers' compensation; employee health and accident; environmental, and antitrust matters. The CRA has purchased commercial insurance to protect against employee health losses. The CRA participates in Public Risk Management of Florida for purposes of protecting against workers' compensation losses; real and personal property losses; automobile damage; and general liability, including malpractice and errors and omissions. The CRA does not self-insure against any risks. To the extent that the CRA has purchased commercial insurance, all risk of loss has been transferred to the insurance underwriter. In addition, no settlements have exceeded the CRA's insurance coverage in the last three years.

(5) Related Party Transactions

The members of the CRA Board are also members of the City Council. Transactions between the CRA and the City for the year ended September 30, 2024 include \$667,927 of tax increment funding from the City's General Fund to assist in completing projects for the redevelopment and revitalization of the citywide Port Richey Development Area.

(6) Subsequent Events

The Agency has evaluated subsequent events through the date of the report which is the date the financial statements were available to be issued.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)
Required Supplementary Information
Statement of Revenue, Expenditures and Changes in Fund Balance -
Budget to Actual - General Fund
Year ended September 30, 2024

	<u>Budget Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Favorable</u> <u>(Unfavorable)</u>
Revenue:				
Taxes	\$ 782,536	782,536	774,305	(8,231)
Intergovernmental revenue	1	1	-	(1)
Interest	80,000	80,000	175,745	95,745
Miscellaneous	-	-	12,487	12,487
Total revenue	<u>862,537</u>	<u>862,537</u>	<u>962,537</u>	<u>100,000</u>
Expenditures:				
General government support	320,609	320,609	228,557	92,052
Public safety	-	-	160,870	(160,870)
Physical environment	3,782,922	3,782,922	-	3,782,922
Culture and recreation	100,000	100,000	74,175	25,825
Contingencies	120,000	120,000	-	120,000
Total expenditures	<u>4,323,531</u>	<u>4,323,531</u>	<u>463,602</u>	<u>3,859,929</u>
Excess (deficiency) of revenue over expenditures	<u>(3,460,994)</u>	<u>(3,460,994)</u>	<u>498,935</u>	<u>3,959,929</u>
Other financing sources (uses):				
Transfers in	671,691	671,691	667,927	(3,764)
Transfers out	(126,009)	(126,009)	(105,088)	20,921
Total other financing sources (uses)	<u>545,682</u>	<u>545,682</u>	<u>562,839</u>	<u>17,157</u>
Change in fund balance	<u>\$(2,915,312)</u>	<u>(2,915,312)</u>	1,061,774	<u>3,977,086</u>
Fund balance at beginning of year			<u>2,926,780</u>	
Fund balance at end of year			<u>\$ 3,988,554</u>	

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

The Board of Directors
Community Redevelopment Agency
of the City of Port Richey, Florida:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Community Redevelopment Agency of the City of Port Richey, Florida (the Agency), as of and for the year ended September 30, 2024, and the related notes to financial statements which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated January 26, 2026.

Report on Internal Control Over Financial Reporting

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency'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 a certain deficiency in internal control, described in the accompanying schedule of findings and responses as item 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency'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 an instance of noncompliance or other matters that is required to be reported under Government Auditing Standards and which is described in the accompanying schedule of findings and responses as item 2024-002.

The Agency's Response to the Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Agency's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The Agency'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 results of that testing, and not to provide an opinion on the effectiveness of the Agency'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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

EFPR Group, CPAs, PLLC

Jupiter, Florida
January 26, 2026

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Schedule of Findings and Responses

Year ended September 30, 2024

(2024-001) Significant Audit Adjusting Journal Entries

Criteria - Management is responsible for maintaining accounting records that are accurate and supported by documentation.

Condition - The accounting records did not have proper supporting documentation for various asset and liability accounts.

Cause - The Agency did not reconcile the year-end asset and liability accounts.

Effect of Condition - There were significant adjusting journal entries which were proposed and accepted by management to correct the financial reporting of the Agency.

Recommendation - We recommend that significant asset and liability accounts be reconciled at year-end and ensure that the accounts have proper supporting documentation.

View's of Responsible Officials and Planned Corrective Actions - See corrective action plan on page 28.

(2024-002) Financial Statement Submission

Criteria - The Agency did not timely submit its financial statements for the year ended September 30, 2024 within the required 9-month timeframe.

Condition - Florida Statute 218.32(d) requires auditees to submit a copy of the audit report and annual financial report within 45 days after completion of the audit report but no later than 9 months after the end of the fiscal year.

Cause - Significant audit adjusting journal entries were required to fairly present the financial statements.

Effect of Condition - The Agency was not in compliance with the above requirements.

Recommendation - We recommend that significant asset and liability accounts be reconciled at year-end and ensure that the accounts have proper supporting documentation.

View's of Responsible Officials and Planned Corrective Actions - See corrective action plan on page 28.

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Status of Prior Year Audit Findings

Year ended September 30, 2024

There were no audit findings in the prior year financial statements (September 30, 2023).

COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PORT RICHEY, FLORIDA
(A Component Unit of the City of Port Richey, Florida)

Corrective Action Plan

Year ended September 30, 2024

Name of Auditee: Community Redevelopment Agency of the City of Port Richey, Florida

Name of Audit Firm: EFPR Group, CPAs, PLLC

Period Covered by the Audit: Year ended September 30, 2024

CAP Prepared by: Adam Thompson, Finance Director

Phone: (727) 835-1268

(1) Audit Finding 2024-001 - The Agency had significant audit adjustments to its accounting records.

(a) Implementation Plan of Actions - The Agency will reconcile significant asset and liability accounts at year-end and ensure there is supporting documentation.

(b) Implementation Date - This will be implemented for the year ended September 30, 2026.

(c) Persons Responsible for Implementation - The Finance Director and the City Council.

(2) Audit Finding 2024-002 - The Agency did not submit its financial statements timely.

(a) Implementation Plan of Actions - The Agency will reconcile significant asset and liability accounts at year-end and ensure there is supporting documentation.

(b) Implementation Date - This will be implemented for the year ended September 30, 2026.

(c) Persons Responsible for Implementation - The Finance Director and the City Council.

MANAGEMENT LETTER

The Board of Directors
Community Redevelopment Agency
of the City of Port Richey, Florida:

Report on the Financial Statements

We have audited the financial statements of the governmental activities and the major fund of the Community Redevelopment Agency of the City of Port Richey, Florida (the Agency), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated January 26, 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 on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Accountants' Reports 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 these reports and schedule, which are dated January 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Management

Section 10.554(i)(2), Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. We recommend the following:

Recommendation #2024-001 - Bank Reconciliations - We noted that the bank reconciliation did not agree to the trial balance and audit adjusting journal entries were required to match the bank reconciliation to the trial balance. Failure to perform accurate bank reconciliations can result in inaccurate financial statements and monthly reports leading to potential misstatements in the City's financial reports, increasing the risk of undetected fraudulent activities, misleading information on available cash balances, and noncompliance with accounting standards and regulatory requirements. We recommend that management compare monthly bank reconciliations to the trail balance to ensure that they agree. Any differences should be examined and properly addressed.

Recommendation #2024-002 - Accounts Payable - We noted that accounts payable schedules did not agree to the trail balance and audit adjusting journal entries were required to fix this. Failure to maintain proper accounts payable schedules can result in financial statement errors, cash flow issues, and can expose the City to poor decision making. Without knowledge of which vendors have outstanding balances due to, it becomes more likely that the City will not have funds earmarked for cash disbursements. We recommend that management compare accounts payable schedules to the trail balance monthly. Any differences should be examined and properly addressed.

Recommendation #2024-003 - Budget Monitoring - We noted that budgeted expenditures were significantly larger than actual expenditures. Budgeted amounts should be amounts expected to be appropriated in the ensuing fiscal year. Additionally, had the budget been fully utilized, the Agency would have very little fund balance left. We recommend that management develop budgetary amounts that more closely approximate actual activity.

Additional Matters

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

Purpose of this Letter

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

EFPR Group, CPAs, PLLC

Jupiter, Florida
January 26, 2026

INDEPENDENT ACCOUNTANTS' REPORT

The Board of Directors
Community Redevelopment Agency
of the City of Port Richey, Florida:

We have examined compliance with the requirements of Section 163.387(6) and 163.387(7), Florida Statutes, Redevelopment Trust Fund of the Community Redevelopment Agency of the City of Port Richey, Florida (the Agency), for the year ended September 30, 2024. The Agency's management is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency'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 Agency complied with specified requirements, in all material respects. An examination involves performing procedures to obtain evidence about whether the Agency 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 misstatement of compliance with those requirements, 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 meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the Agency complied, with the State of Florida Statutes 163.387(6) and 163.387(7) for the year ended September 30, 2024, in all material respects.

EFPR Group, CPAs, PLLC

Jupiter, Florida
January 26, 2026

INDEPENDENT ACCOUNTANTS' REPORT

The Board of Directors
Community Redevelopment Agency
of the City of Port Richey, Florida:

We have examined compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies of the Community Redevelopment Agency of the City of Port Richey, Florida (the Agency), for the year ended September 30, 2024. The Agency's management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied with the specified requirements, in all material respects. An examination involves performing procedures to obtain evidence about whether the Agency 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 misstatement of compliance with those requirements, 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 meet our ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the Agency complied, with the State of Florida Statute 218.415 for the year ended September 30, 2024, in all material respects.

EFPR Group, CPAs, PLLC

Jupiter, Florida
January 26, 2026