

GOING FURTHER

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

FINANCIAL STATEMENTS

**FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

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**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
FINANCIAL STATEMENTS**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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FINANCIAL SECTION

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Independent Auditor's Report

**Board of Directors and Executive Director
City of Crystal River Community Redevelopment Agency
Crystal River, Florida**

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the CRA, as of September 30, 2025, and the respective changes in financial position and budgetary comparison for the General 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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 5, 2026, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering CRA's internal control over financial reporting and compliance.



Bradenton, Florida
May 5, 2026

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**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

This section of the report presents our discussion and analysis of the performance of the City of Crystal River Community Redevelopment Agency (the "CRA") during the year ended September 30, 2025. Please read it in conjunction with the CRA's financial statements, which follow this section.

Overview of the Financial Statements

This annual report contains government-wide financial statements that report on the City's activities as a whole and fund financial statements that report on the City's individual funds.

Basic Financial Statements

Government-wide financial statements. The focus of the *government-wide financial statements* is on the overall financial position and activities of the CRA. Reporting is similar to that of a private-sector business. The government-wide financial statements report information about the CRA as a whole and about its activities in a way that helps answer questions about the financial health of the CRA and whether the activities of the year contributed positively or negatively to that health.

The government-wide financial statements include the statement of net position and statement of activities.

- The *Statement of Net Position* presents information on the assets held and liabilities owed by the CRA, both long- and short-term. Assets are reported when acquired and liabilities are reported when they are incurred, regardless of the timing of the related cash flows to acquire these assets or liquidate such liabilities.

The difference between the CRA's total assets and total liabilities is *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CRA is improving or deteriorating. Although the purpose of the CRA is not to accumulate net position in general, as this amount increases, it indicates that the financial position of the CRA is improving over time.

- The *Statement of Activities* presents the revenues and expenses of the CRA. The items presented on the Statement of Activities are measured in a manner like the approach used in the private sector in that revenues are recognized when earned and expenses are reported when incurred. Accordingly, revenues are reported even when they may not be collected for several months after the end of the accounting period and expenses are recorded even though they may not have used cash during the current period.

Both of the government-wide financial statements distinguish functions of the CRA that are principally supported by taxes and intergovernmental revenue (governmental activities). The governmental activities of the CRA are mainly economic environment activities.

Fund financial statements. The focus of fund financial statements is directed to specific activities of the CRA. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental fund. The CRA has only one governmental fund, a General Fund. Financial statements consist of a balance sheet and a statement of revenue, expenditures and changes in fund balance. These statements are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted to cash. For example, amounts reported on the balance sheet include items such as cash and receivables but do not include capital assets such as land and buildings. The difference between a fund's total assets and total liabilities is the fund balance, and generally indicates the amount that can be used to finance the next fiscal year's activities. The operating statement for governmental funds reports only those revenues that were collected during the current period or very shortly after the end of the year. Expenditures are generally recorded when incurred.

For the most part, the balances and activities accounted for in governmental funds are also reported in the governmental activities columns of the government-wide financial statements. However, because different accounting bases are used to prepare governmental fund financial statements and government-wide financial statements, there are often significant differences between the totals presented. For this reason, there is an analysis after the governmental fund balance sheet that reconciles the total fund balance for the governmental fund to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis after the statement of revenue, expenditures, and changes in fund balance that reconciles the total change in fund balance for the General Fund to the change in net position as reported in the governmental activities column in the statement of activities.

Notes to the basic 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.

Government-Wide Financial Analysis

The table below presents a summary of net position as of September 30, 2025 and 2024 derived from the government-wide statement of net position:

Statement of Net Position

	2025	2024	Change
Current and other assets	\$ 2,646,131	\$ 2,974,613	\$ (328,482)
Capital assets	7,126,554	6,446,374	680,180
Total assets	<u>\$ 9,772,685</u>	<u>\$ 9,420,987</u>	<u>\$ 351,698</u>
Long-term liabilities	\$ 2,341,348	\$ 2,533,218	\$ (191,870)
Other liabilities	42,546	109,338	(66,792)
Total liabilities	<u>\$ 2,383,894</u>	<u>\$ 2,642,556</u>	<u>\$ (258,662)</u>
Net investment in capital assets	\$ 4,785,206	\$ 3,913,156	\$ 872,050
Restricted	2,603,585	2,865,275	(261,690)
Total net position	<u>\$ 7,388,791</u>	<u>\$ 6,778,431</u>	<u>\$ 610,360</u>

As noted earlier, net position may serve, over time, as a useful indication of the CRA's financial position. At the close of the most recent fiscal year, the CRA's assets exceeded its liabilities by \$7,338,791. Of this amount, \$2,603,585 is restricted for Community Redevelopment.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

The table below presents a summary of changes in net position for the years ended September 30, 2025 and 2024 as derived from the government-wide statement of activities:

Statement of Activities			
	2025	2024	Change
Revenues			
Program revenues			
Operating grants and contributions	\$ 57,036	\$ 592,449	\$ (535,413)
General revenues			
Property tax assessments	985,952	915,792	70,160
Investment income	79,936	82,944	(3,008)
Total revenues	1,122,924	1,591,185	(468,261)
Expenses			
Economic environment	512,564	514,767	(2,203)
Total expenses	512,564	514,767	(2,203)
Change in net position	610,360	1,076,418	(466,058)
Beginning net position	6,778,431	5,702,013	1,076,418
Ending net position	\$ 7,388,791	\$ 6,778,431	\$ 610,360

Governmental Activities

Governmental activities increased the CRA's net position by \$610,360 primarily caused by inflow of intergovernmental revenues that are reserved for future projects within the CRA.

Financial Analysis of the CRA General Fund

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

The focus of the CRA's *General Fund* is to provide information on near-term inflows, outflows and balances of *spendable* resources. Such information is useful in assessing the CRA's financing requirements. In particular, the *fund balance* at year-end provides the resources available for spending.

Budgetary Highlights

The variance between budgeted and actual expenditures during the year totaled \$4,874,647. This variance is primarily contributed by the delay in the Kings Bay Riverwalk project. This project is a two-phase project – land and water. The land phase was completed in 2018; the waterfront phase has taken a significant amount of time due to the complexities involved with sovereign submerged land leases for both the Riverwalk and multiple private docks. Fortunately, this year these were finalized, the permit process completed and construction is scheduled to begin in fiscal year 2026

Revenues of the CRA were below budgeted amounts by \$2,674,767, primarily due to legislature and county funding not received due to the delay of the Riverwalk project.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS**

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Capital Assets and Long-Term Liabilities

Capital assets. As of September 30, 2025 and 2024, the CRA had \$7,126,554 and \$6,446,374, respectively, invested in a variety of capital assets, as reflected in the following schedule:

Capital Assets (Net of Accumulated Depreciation)

	2025	2024	Change
Land	\$ 539,828	\$ 519,128	\$ 20,700
Buildings and improvements	3,289,791	2,670,388	619,403
Equipment and vehicles	47,093	59,479	(12,386)
Infrastructure	479,757	410,349	69,408
Construction in progress	2,770,085	2,787,030	(16,945)
	<u>\$ 7,126,554</u>	<u>\$ 6,446,374</u>	<u>\$ 680,180</u>

Long-term liabilities. As of September 30, 2025 and 2024, the CRA made quarterly payments of \$63,784 on its outstanding notes payable.

Long-Term Liabilities

	2025	2024	Change
Notes Payable	<u>\$ 2,341,348</u>	<u>\$ 2,533,218</u>	<u>\$ (191,870)</u>

Economic Factors

We are not currently aware of any conditions that are expected to have a significant effect on the CRA's financial position or results of operations.

Contacting the CRA's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the CRA's finances and to show the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Troy Slattery, Interim City Manager, 123 NW Highway 19, Crystal River, Florida 34428.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 2,206,984
Investments	298,318
Due from other governments	131,755
Prepaid expenses	9,074
Capital assets:	
Capital assets, nondepreciable	3,309,913
Capital assets, depreciable, net of accumulated depreciation	3,816,641
Total assets	9,772,685
LIABILITIES	
Current liabilities	
Accounts payable and accrued liabilities	31,591
Accrued interest	10,955
Noncurrent liabilities	
Due within one year	196,849
Due in more than one year	2,144,499
Total liabilities	2,383,894
NET POSITION	
Net investment in capital assets	4,785,206
Restricted	2,603,585
Total net position	\$ 7,388,791

The accompanying notes are an integral part of the financial statements.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/programs	<u>Expenses</u>	<u>Program Revenues</u>		Net (Expense)
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	Revenue and Changes in Net Position
				<u>Governmental Activities</u>
Governmental activities				
Economic development	\$ 450,196	\$ -	\$ 57,036	\$ (393,160)
Interest and other fiscal charges	62,368	-	-	(62,368)
Total governmental activities	<u>\$ 512,564</u>	<u>\$ -</u>	<u>\$ 57,036</u>	<u>(455,528)</u>
General revenues				
Property taxes				985,952
Interest				79,936
Total general revenues				<u>1,065,888</u>
Change in net position				610,360
Net position, beginning				<u>6,778,431</u>
Net position, ending				<u>\$ 7,388,791</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
BALANCE SHEET
GENERAL FUND
SEPTEMBER 30, 2025

ASSETS		
Cash and cash equivalents	\$	2,206,984
Investments		298,318
Due from other governments		131,755
Prepaid expenses		9,074
Total assets	<u>\$</u>	<u>2,646,131</u>
 LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	\$	29,389
Accrued payroll		2,202
Total liabilities		<u>31,591</u>
 FUND BALANCE		
Nonspendable:		
Prepays		9,074
Restricted for:		
Community redevelopment		1,105,466
Committed:		
Capital improvements		1,500,000
Unassigned		
Total fund balance		<u>2,614,540</u>
Total liabilities and fund balance	<u>\$</u>	<u>2,646,131</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balance, General Fund	\$	2,614,540
Amounts reported for the 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.		
Capital assets	\$	8,606,926
Less accumulated depreciation		<u>(1,480,372)</u>
		<u>7,126,554</u>
Long-term liabilities are not due and payable in the current period and therefore are not reported in the General Fund.		
CRA Redevelopment Revenue Note, Series 2021		(2,341,348)
Accrued interest expense		<u>(10,955)</u>
		<u>(2,352,303)</u>
Total net position, governmental activities	\$	<u><u>7,388,791</u></u>

The accompanying notes are an integral part of the financial statements.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

REVENUES	
Property taxes	\$ 985,952
Interest	79,936
Intergovernmental - grants	57,036
Total revenues	1,122,924
EXPENDITURES	
Current	
Economic development	134,929
Debt service	
Principal	191,870
Interest	63,266
Capital outlay	939,262
Total expenditures	1,329,327
Net change in fund balance	(206,403)
Fund balance, beginning	2,820,943
Fund balance, ending	\$ 2,614,540

The accompanying notes are an integral part of the financial statements.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—GENERAL FUND TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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

Net change in fund balance, General Fund	\$	(206,403)
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The General Fund reports capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital outlays in the current period.

Capital outlay	\$ 939,262	
Depreciation expense	<u>(259,082)</u>	
		680,180

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Current year includes principal paid on long-term debt.

Principal payments	<u>191,870</u>	191,870
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Revenues that are reported in the statement of activities that do not create current financial resources are not reported as revenues in governmental funds.		(56,185)
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Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are used. The net change associated with these expenses/expenditures is as follows:

Change in accrued interest		<u>898</u>
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Change in net position of governmental activities	\$	<u><u>610,360</u></u>
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The accompanying notes are an integral part of the financial statements.

CITY OF CRYSTAL RIVER COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL-GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual Amount	Variance With Final Budget Positive (Negative)
Revenues				
Property taxes	\$ 800,000	\$ 869,500	\$ 985,952	\$ 116,452
Intergovernmental - grants	-	2,862,191	57,036	(2,805,155)
Interest	66,000	66,000	79,936	13,936
Total revenues	<u>866,000</u>	<u>3,797,691</u>	<u>1,122,924</u>	<u>(2,674,767)</u>
Expenditures				
Current				
Economic development	610,794	715,567	134,929	580,638
Debt service				
Principal	187,018	191,771	191,870	(99)
Interest	68,118	63,365	63,266	99
Capital outlay	70	5,233,271	939,262	4,294,009
Total expenditures	<u>866,000</u>	<u>6,203,974</u>	<u>1,329,327</u>	<u>4,874,647</u>
Change in fund balances	-	(2,406,283)	(206,403)	2,199,880
Fund balances, beginning	<u>2,820,943</u>	<u>2,820,943</u>	<u>2,820,943</u>	<u>-</u>
Fund balances, ending	<u>\$ 2,820,943</u>	<u>\$ 414,660</u>	<u>\$ 2,614,540</u>	<u>\$ 2,199,880</u>

The accompanying notes are an integral part of the financial statements.

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**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The City of Crystal River Community Redevelopment Agency (the “CRA”) is governed by a Board consisting of five commissioners who are the same individuals as those serving as the City of Crystal River (the “City”) City Commission. The terms of office of the commissioners are concurrent with the terms of the Mayor and the members of the City Commission. The CRA was established on December 1, 1988, through City Ordinance # 88-O-19. The Agency was created following the provisions of Florida Statute 163 based upon data compiled by a research team from the University of Florida/College of Architecture. Details regarding the data utilized are located in the City of Crystal River – Community Redevelopment Plan – 1988 (CR-CRP). The Redevelopment Area encompasses approximately 606 acres (page 6 of the CR-CRP), which includes much of the downtown area and roughly 7,500 lineal feet of waterfront. Funding for the CRA is provided through Tax Increment Financing (TIF). TIF revenues have shown a significant increase in recent years due to increased private sector investment and re-investment in the district.

Florida State Statute Chapter 163 allows a community redevelopment agency to be created for one or more of the following purposes: the elimination and prevention of blight; the reduction or prevention of crime; the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed. The primary goal of the CRA is to provide a tool that will guide private and public initiatives for creating economic development, improved physical characteristics, encourage investment in Crystal River, improve the quality of life for residents, and establish a framework for the proper evolution of the CRA District.

The CRA was established in accordance with the Community Redevelopment Act of 1969. This state act allows municipalities to use increases in property tax revenue to finance the necessary public investments in the project area. In accordance with provisions of this act, the CRA developed and implemented a Community Redevelopment Plan to diversify its efforts in the area of economic development of the downtown by improving blighted properties and addressing properties with infrastructure problems. The CRA is also looking at new ways to draw people downtown, to potentially include a new downtown marina with continued growth in the restaurant and entertainment sectors.

Funding for redevelopment and restoration projects that are essential for the reduction of slum and blight and the stimulation of private sector revitalization efforts is provided primarily from the tax increment generated by the increased valuation of properties within the community redevelopment area. Increases in property tax revenue above the baseline assessment that was established upon adoption of the Community Redevelopment Plan is set aside in the Community Redevelopment Fund and can be utilized only for projects identified in the plan.

The CRA is a separate entity from the City. However, the City Commission of the City of Crystal River serves as the CRA Board and performs the legislative functions, governing duties and corporate responsibilities of the agency. The City Manager serves as the director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Development Services, Finance, and Public Works, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

The basic financial statements consist of the government-wide financial statements and fund financial statements.

The government-wide financial statements include a statement of net position and a statement of activities. These statements report on the CRA as a whole and provide a complete financial picture of the CRA.

The government-wide statement of net position reports all financial and capital resources of the CRA's governmental activities. Governmental activities are those supported by taxes and intergovernmental revenue. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Although there were none, program revenues include charges for services that are recovered directly from customers for services rendered. Taxes and other items not properly included among program revenues are reported instead as general revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Since the CRA fund financial statements are presented on a different measurement focus and basis of accounting than the government-wide financial statements, reconciliations are provided that briefly explain the adjustments necessary to reconcile the governmental fund financial statements to the government-wide governmental activities financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

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 reported when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied.

The governmental fund financial statements (the "General Fund") are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are generally recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences are recorded only when payment is due.

D. Deposits

The CRA considers cash on hand, cash with fiscal agents, and overnight investments with original maturities of less than three months to be cash and cash equivalents. The CRA also maintains its own bank account which is used for the majority of CRA transactions.

E. Receivables

Receivables consist of trade receivables and amounts due from other governments and are recorded net of any allowance for uncollectible amounts, if applicable.

Activity between the CRA and the City that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year (if any) are reported as "advances to/from the primary government." All other outstanding balances between the CRA and City (if any) are reported as "due to/from the primary government."

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Capital Assets

Capital assets are recorded at historical cost or estimated historical cost, except for contributed assets, which are recorded at acquisition value at the date of contribution. The CRA uses a capitalization threshold of \$30,000 for infrastructure and \$1,000 for all other classes of capital assets.

In accordance with GASB Statement No. 34, the CRA has elected to report general infrastructure prospectively, effective October 1, 2003.

Depreciation of capital assets is provided using the straight-line method over the estimated useful lives of the assets, which range as follows:

Buildings and improvements	10 - 40 years
Infrastructure	10 - 25 years
Equipment and vehicles	5 - 10 years

G. Long-Term Obligations

In the government-wide financial statements, long-term obligations are reported as liabilities in the statement of net position.

H. Fund Balance/Net Position

In fund financial statements, the General Fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints imposed on the use of resources reported. Amounts that are restricted to specific purposes either by: (a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the Board of Directors through a resolution are classified as committed fund balances. These constraints remain binding unless removed or changed in the same manner employed to commit those resources by resolution. Amounts that are constrained by the CRA's intent to be used for specific purposes, however, are neither restricted, nor committed are classified as assigned fund balances. Assignments are approved by the Executive Director.

Non-spendable fund balances include amounts that cannot be spent because they are either: (a) not in spendable form, or (b) legally or contractually required to be maintained intact. Unassigned fund balance represents an amount that has not been restricted, committed, or assigned to specific purposes within the General Fund. When both restricted and unrestricted fund balances are available for use, it is the CRA's policy to use restricted fund balance first, then unrestricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

Net position of the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. The first category represents capital assets net of accumulated depreciation, less outstanding debt related to the acquisition or construction of the capital assets.

The restricted category, if any, represents the balance of assets restricted by requirements of revenue bonds and other externally imposed constraints or by legislation. Unrestricted net position represents resources that are available for spending.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Budgetary Data

On or before September 1 each year, the CRA Administrator submits to the City Commission a proposed operating budget for the fiscal year commencing October 1. A public hearing is conducted at City Hall to obtain taxpayer comments. Prior to October 1, the budget is legally enacted through passage of an ordinance. Annual budgets are adopted for the General Fund on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at the end of each fiscal year for these funds.

Budgetary control is maintained at the department level. The CRA Administrator is permitted to transfer appropriations between line items within the General Fund. All other types of budget transfers or amendments must be approved by the City Council. Expenditures may not legally exceed budgeted appropriations at the department level.

J. Use of Estimates

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

NOTE 2 – TAX INCREMENT REVENUE

The primary source of revenue is tax increment funds received through the City of Crystal River and Citrus County. The revenue from the City is treated as property taxes, while the remainder is recorded as intergovernmental revenue – tax increment financing.

NOTE 3 – DEPOSITS AND INVESTMENTS

At September 30, 2025, the bank balances of the CRA's deposits were \$2,278,897 and the carrying value of the CRA's deposits were \$2,206,984. All of the CRA's public deposits are held in qualified public depositories pursuant to Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*. Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledging level. The pledging level may vary depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof.

At September 30, 2025, the CRA had a certificate of deposit investment with a local financial institution with a maturity of three months and a value of \$298,318.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 4 – CAPITAL ASSETS

The following is a summary of capital asset activity for the year ended September 30, 2025:

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Capital assets, not being depreciated					
Land	\$ 519,128	\$ 20,700	\$ -	\$ -	\$ 539,828
Construction in progress	2,787,030	896,529	-	(913,474)	2,770,085
Total capital assets not being depreciated	<u>3,306,158</u>	<u>917,229</u>	<u>-</u>	<u>(913,474)</u>	<u>3,309,913</u>
Capital assets, being depreciated					
Buildings and improvements	3,736,889	-	-	851,053	4,587,942
Equipment and vehicles	105,981	-	-	-	105,981
Infrastructure	518,636	22,033	-	62,421	603,090
Total capital assets being depreciated	<u>4,361,506</u>	<u>22,033</u>	<u>-</u>	<u>913,474</u>	<u>5,297,013</u>
Less accumulated depreciation for					
Buildings and improvements	(1,066,501)	(231,650)	-	-	(1,298,151)
Equipment and vehicles	(46,502)	(12,386)	-	-	(58,888)
Infrastructure	(108,287)	(15,046)	-	-	(123,333)
Total accumulated depreciation	<u>(1,221,290)</u>	<u>(259,082)</u>	<u>-</u>	<u>-</u>	<u>(1,480,372)</u>
Total capital assets being depreciated, net	<u>3,140,216</u>	<u>(237,049)</u>	<u>-</u>	<u>913,474</u>	<u>3,816,641</u>
Capital assets, net	<u>\$ 6,446,374</u>	<u>\$ 680,180</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,126,554</u>

Depreciation expense in the amount of \$259,082 was charged to the economic development function for the year ended September 30, 2025.

NOTE 5 – CONTINGENT LIABILITIES

The CRA sometimes receives revenues from various federal grants. These grants would be for specific purposes and would be subject to review and audit by the grantor agencies. Such audits could result in disallowed expenditures under the terms of the grants. No such grants were received during the year ended September 30, 2025. Based upon prior experience, CRA management believes such disallowances, if any, would be immaterial.

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 6 – LONG-TERM LIABILITIES

Summarized below is the CRA’s debt issued to finance the acquisition and construction of major capital facilities that is outstanding as of September 30, 2025:

1. Governmental activities debt (direct borrowings)

\$3,167,344 Community Redevelopment Agency Revenue Note, Series 2021 – This is a refinanced construction line of credit agreement which the full amount had been drawn down as of September 30, 2025. The note bears interest at 2.57%. Actual principal and interest payments of \$63,784 commenced on April 25, 2021, and are due quarterly through January 2036.

The following is a summary of long-term liabilities for the year ended September 30, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<u>Governmental Activities:</u>					
Notes Payable:					
CRA Redevelopment Revenue Note, Series 2021	\$ 2,533,218	\$ -	\$ (191,870)	\$ 2,341,348	\$ 196,849
Total governmental activities long-term liabilities	<u>\$ 2,533,218</u>	<u>\$ -</u>	<u>\$ (191,870)</u>	<u>\$ 2,341,348</u>	<u>\$ 196,849</u>

A summary of annual debt service requirements as of September 30, 2025 is as follows:

Fiscal Year	Principal	Interest	Total
<u>Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 196,849	\$ 58,286	\$ 255,135
2027	201,957	53,178	255,135
2028	207,197	47,937	255,134
2029	212,574	42,561	255,135
2030	218,090	37,045	255,135
2031 - 2035	1,178,332	97,341	1,275,673
2036 - 2037	126,349	1,219	127,568
	<u>\$ 2,341,348</u>	<u>\$ 337,567</u>	<u>\$ 2,678,915</u>

**CITY OF CRYSTAL RIVER
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Crystal River, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 7 – DEPOSITS AND WITHDRAWALS

Pursuant to Florida Statute 163.387, listed below is a summary of the sources and amounts of deposits into, and the amount and purpose of withdrawals from the CRA for the fiscal year ended September 30, 2025:

	Revenues	Expenditures
Source of Revenues		
City property tax increment	\$ 985,952	\$ -
Interest income	79,936	-
Intergovernmental - grants	57,036	-
 Purpose of Expenditures		
Economic development	-	134,929
Capital improvements	-	939,262
Debt service	-	255,136
	\$ 1,122,924	\$ 1,329,327

NOTE 8 – RISK MANAGEMENT

The CRA is exposed to various risks of loss, including general liability, personal injury, workers compensation, and errors and omissions. To manage its risks, the CRA has purchased commercial insurance. The CRA is insured, through the City’s self-insurance program, for general liability, health, directors and officers, and property damage. There are no outstanding general liability claims related to the CRA.

NOTE 9 – SUBSEQUENT EVENTS

The CRA has evaluated all subsequent events through May 5, 2026 the date the financial statements were available to be issued.

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OTHER REPORTS

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

**Board of Directors and Executive Director
City of Crystal River Community Redevelopment Agency
Crystal River, Florida**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of the Crystal River Community Redevelopment Agency (the "CRA"), (a component unit of the City of Crystal River, Florida), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated May 5, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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



Bradenton, Florida
May 5, 2026

City of Crystal River Community Redevelopment Agency
(A Component Unit of the City of Crystal River, Florida)

**SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

**SECTION I
SUMMARY OF AUDIT RESULTS**

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:
Material weaknesses identified? Yes No

Significant deficiencies identified not considered to be material weaknesses? Yes None reported

Noncompliance material to financial statements noted? Yes No

Federal Awards and State Financial Assistance Projects

The CRA did not expend \$1,000,000 in federal funds or \$750,000 in state funds during its fiscal year ended September 30, 2025.

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

City of Crystal River Community Redevelopment Agency
(A Component Unit of the City of Crystal River, Florida)

**SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

None.



Independent Auditor's Management Letter

**Board of Directors and Executive Director
City of Crystal River Community Redevelopment Agency
Crystal River, Florida**

Report on the Financial Statements

We have audited the financial statements of the City of Crystal River Community Redevelopment Agency (the "CRA"), (a component unit of the City of Crystal River, Florida) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 5, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standard* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 5, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The CRA has made these disclosures in the notes to the financial statements. There are no component units.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by the same.

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

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the CRA's geographical boundaries during the fiscal year under audit.

Specific Information

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

- a. There was one employee compensated 50% of their pay and three employees compensated 10-15% of their pay in the last pay period of the CRA's fiscal year.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year as none.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$126,513.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was \$7,636.
- e. Each construction project with a total cost of at least \$65,000 approved by the CRA that is scheduled to begin on or after October 1 of the fiscal year being reported, together with total expenditures for such project as \$0.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the CRA amends a final adopted budget under Section 189.016(6), Florida Statutes, has been presented on page 12 of this report.

Additional Matters

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

Purpose of this Letter

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

Mauldin & Jenkins, LLC

Bradenton, Florida
May 5, 2026

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Independent Accountant's Report

**Board of Directors and Executive Director
City of Crystal River Community Redevelopment Agency
Crystal River, Florida**

We have examined the City of Crystal River Community Redevelopment Agency (the "CRA"), (a component unit of the City of Crystal River, Florida) compliance with Sections 218.415, 163.387(6), and 163.387(7), Florida Statutes, during the year ended September 30, 2025. Management of the CRA is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

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

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

This report is intended solely for the information and use of the CRA 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.

Mauldin & Jenkins, LLC

Bradenton, Florida
May 5, 2026

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