

Florida Atlantic Research and
Development Authority
Boca Raton, Florida

Financial Statements
For the Years Ended September 30, 2025 and 2024

Florida Atlantic Research and Development Authority

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INDEPENDENT AUDITOR'S REPORT

To the Members
Florida Atlantic Research and Development Authority

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Florida Atlantic Research and Development Authority (the "Authority"), as of and for the years ended September 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Authority'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 financial position of the Authority, as of September 30, 2025 and 2024, and the respective changes in financial position and its cash flows, for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits 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 Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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 Authority'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.

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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 opinion. 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 Authority'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 Authority's ability to continue as a going concern for a reasonable period of time.

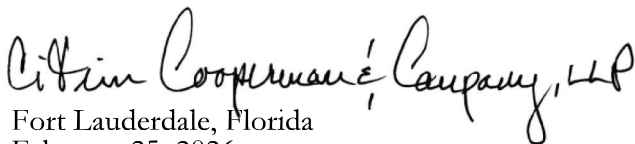
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 9 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 February 25, 2026, on our consideration of the Authority'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 Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Fort Lauderdale, Florida
February 25, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

**Florida Atlantic Research and Development Authority
Management's Discussion and Analysis
September 30, 2025 and 2024**

Our discussion and analysis of Florida Atlantic Research and Development Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the years ended September 30, 2025 and 2024. Please read it in conjunction with the Authority's financial statements, which immediately follow this discussion.

Financial Highlights

The following are the highlights of financial activity for the years ended September 30, 2025 and 2024:

- The Authority's total assets exceeded its liabilities, and deferred inflows of resources, at September 30, 2025 and 2024 by \$ 1,615,625 and \$ 1,421,985, respectively.
- The Authority's total operating revenues for the years ended September 30, 2025 and 2024 were \$ 1,256,073 and \$ 1,133,278, respectively; a majority of these operating revenues are derived from various rental agreements. The remaining revenues consisted of grants, contributions and other miscellaneous revenue. The Authority's total expenses for the years ended September 30, 2025 and 2024 were \$ 1,471,530 and \$ 1,947,229, respectively.

Overview of the Basic Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The basic financial statements are comprised of two components: 1) business-type financial statements and 2) notes to the financial statements.

Basic Financial Statements: The basic financial statements, which consist of the statements of net position; the statements of revenues, expenses, and changes in net position; and statements of cash flows, are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private business sector.

The statements of net position present information on all the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

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

Notes to the Basic Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

**Florida Atlantic Research and Development Authority
Management's Discussion and Analysis
September 30, 2025 and 2024**

Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of financial position. The following table presents a comparative analysis of the condensed statements of net position:

Florida Atlantic Research and Development Authority			
Net Position			
	<u>2025</u>	<u>2024</u>	<u>2023</u>
Assets:			
Current assets	\$ 975,917	\$ 871,453	\$ 1,404,451
Lease receivables, noncurrent	12,439,990	12,469,724	12,497,215
Capital assets, net	<u>1,247,767</u>	<u>167,516</u>	<u>406,602</u>
Total assets	<u>14,663,674</u>	<u>13,508,693</u>	<u>14,308,268</u>
Liabilities:			
Current liabilities	335,113	269,756	351,906
Noncurrent liabilities	<u>1,082,529</u>	<u>-</u>	<u>153,880</u>
Total liabilities	<u>1,417,642</u>	<u>269,756</u>	<u>505,786</u>
Deferred Inflows of Resources	<u>11,630,407</u>	<u>11,816,952</u>	<u>12,003,497</u>
Net Position:			
Net investment in capital assets	(69,981)	13,636	6
Restricted	29,836	34,836	55,911
Unrestricted	<u>1,655,770</u>	<u>1,373,513</u>	<u>1,743,068</u>
Total net position	<u>\$ 1,615,625</u>	<u>\$ 1,421,985</u>	<u>\$ 1,798,985</u>

Current assets increased due to an increase in the Authority's cash position. This increase was primarily due to an increase in sponsorship income in the current fiscal year. Capital assets increased due to a new lease asset acquired during the year, along with a corresponding increase in noncurrent liabilities for the lease liability.

**Florida Atlantic Research and Development Authority
Management's Discussion and Analysis
September 30, 2025 and 2024**

The following table presents comparative information of the condensed statements of revenues, expenses, and changes in net position:

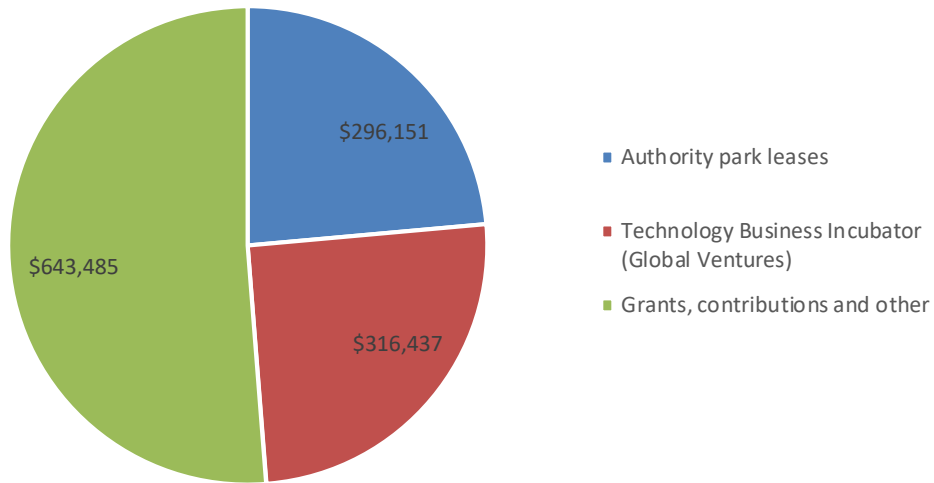
Florida Atlantic Research and Development Authority			
Changes in Net Position			
	<u>2025</u>	<u>2024</u>	<u>2023</u>
Revenues:			
Operating	\$ 1,256,073	\$ 1,133,278	\$ 1,250,152
Non-operating	<u>409,097</u>	<u>436,951</u>	<u>431,092</u>
Total revenues	<u>1,665,170</u>	<u>1,570,229</u>	<u>1,681,244</u>
Expenses:			
Operating	437,769	377,963	407,599
General and administrative	719,194	1,210,874	520,100
Program	<u>314,567</u>	<u>358,392</u>	<u>370,798</u>
Total expenses	<u>1,471,530</u>	<u>1,947,229</u>	<u>1,298,497</u>
Changes in net position	193,640	(377,000)	382,747
Net Position, Beginning of Year	<u>1,421,985</u>	<u>1,798,985</u>	<u>1,416,238</u>
Net Position, End of Year	<u>\$ 1,615,625</u>	<u>\$ 1,421,985</u>	<u>\$ 1,798,985</u>

Operating revenues increased compared to the prior year due to an increase in sponsorship and grant revenues. Total expenses decreased due to a large one time payment for a lease termination being incurred in the prior year.

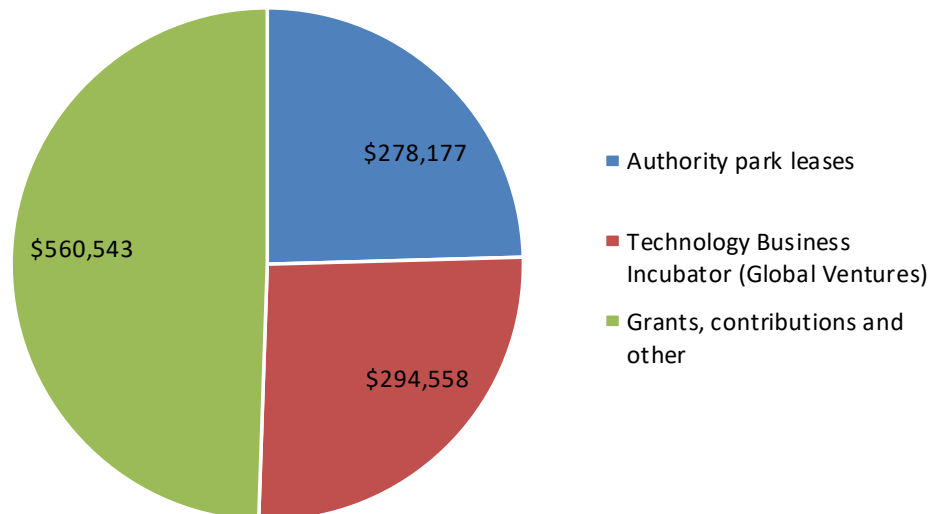
To better illustrate the Authority's activity for fiscal years 2025 and 2024, the charts below have been provided:

Operating Revenues:

Total 2025 Operating Revenues \$ 1,256,073:



Total 2024 Operating Revenues \$ 1,133,278:

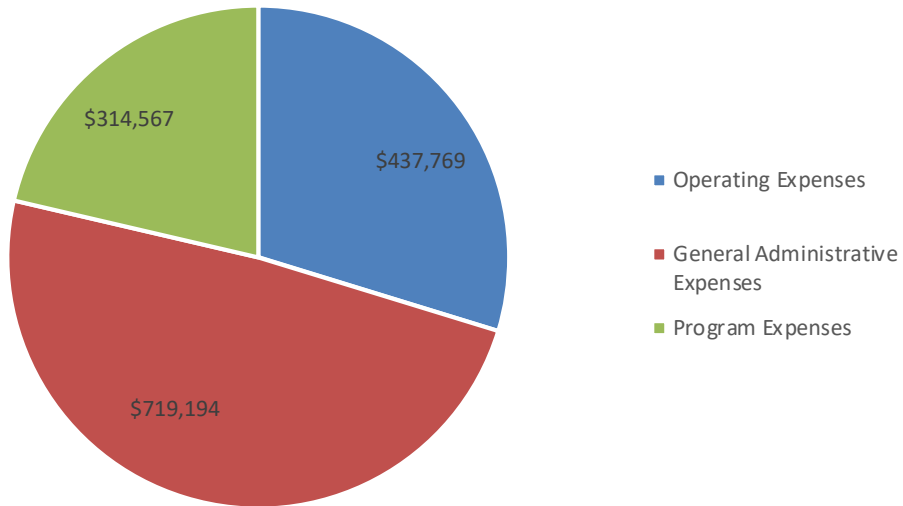


2025-2024 - Total operating revenues increased year to year, mainly due to an increase in grants and other revenue.

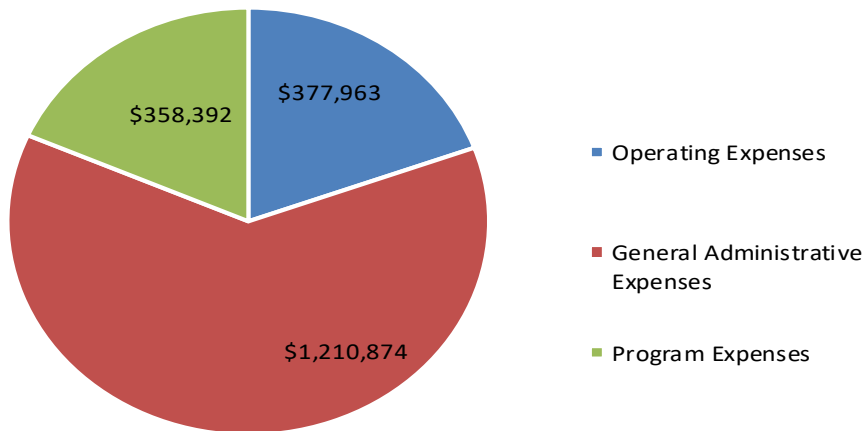
2024-2023 - Total operating revenues decreased year to year, mainly due to a decrease in incubator tenants.

Expenses:

Total 2025 Expenses: \$ 1,471,530:



Total 2024 Expenses: \$ 1,947,229:



2025-2024 - Overall total expenses decreased from year to year. The majority of this change is due to the one-time payment for a lease termination in fiscal year 2024.

2024-2023 - Overall total expenses increased from year to year. The majority of this change is due to increased payroll costs for an additional employee and a one-time payment for a lease termination.

Capital Assets and Long-term Debt

As of September 30, 2025, the Authority had an investment of capital assets of \$ 1,247,767. This amount is net of accumulated depreciation/amortization of \$ 244,948. This amount represents a net increase of \$ 1,080,251 or 644%. The increase was attributable to a new lease entered into during the year. At September 30, 2025, the Authority had long-term lease liabilities of \$ 1,317,748.

As of September 30, 2024, the Authority had an investment of capital assets of \$ 167,516. This amount is net of accumulated depreciation/amortization of \$ 1,105,642. This amount represents a net decrease of \$ 239,086 or 60%. At September 30, 2024, the Authority had long-term lease liabilities of \$ 153,880.

As of September 30, 2023, the Authority had an investment of capital assets of \$ 406,602. This amount is net of accumulated depreciation/amortization of \$ 859,276. This amount represents a net decrease of \$ 227,948 or 36%. At September 30, 2023, the Authority had long-term lease liabilities outstanding of \$ 406,596.

Additional information on the Authority's capital assets and debt can be found in Notes 4, 5, and 6 beginning on page 18 of this report.

Economic Factors

Commercial office, lab, and R&D space leasing have all seen weakness overall, but South Florida continues to be attractive to companies from higher tax states and they continue to explore the Florida market. However, persistent inflationary pressures throughout the economy make it more expensive to retain high quality staff members, and to lease office space, especially as younger employees prefer hybrid or remote work options. The same is true of the Global Ventures incubator making it more of a challenging environment in which to operate. The Global Ventures staff reports that applicants remain interested in its resources and services. Florida Atlantic University's increase in prominence among research intensive universities and the high profile the region overall maintains increase the likelihood for slow growth in leasing activity. New challenges include changes in federal policy to publicly funded research as well as immigration and trade mean that investment decisions are likely to be delayed, pending clarity.

Request for Information

This financial report is designed to provide a general overview of the Florida Atlantic Research and Development Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Florida Atlantic Research and Development Authority, 3651 FAU Boulevard, Suite 400, Boca Raton, FL 33431.

BASIC FINANCIAL STATEMENTS

Florida Atlantic Research and Development Authority
Statements of Net Position - Proprietary Fund
September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Assets:		
Current assets:		
Cash and cash equivalents	\$ 700,187	\$ 581,905
Investments	200,000	200,000
Rent receivables, net	30,244	26,034
Lease receivables	29,734	27,491
Prepaid expenses	15,752	36,023
	<u>975,917</u>	<u>871,453</u>
Total current assets		
Non-current assets:		
Lease receivables, net of current portion	12,439,990	12,469,724
Capital assets (depreciable and amortizable), net of accumulated depreciation and amortization	1,247,767	167,516
	<u>13,687,757</u>	<u>12,637,240</u>
Total noncurrent assets		
	<u>14,663,674</u>	<u>13,508,693</u>
Total assets		
Liabilities:		
Current liabilities:		
Accounts payable	1,343	15,475
Accrued expenses	24,837	47,879
Tenant deposits	73,714	52,522
Current portion of lease liability	235,219	153,880
	<u>335,113</u>	<u>269,756</u>
Total current liabilities		
Long-term liabilities:		
Lease liability, net of current portion	1,082,529	-
	<u>1,417,642</u>	<u>269,756</u>
Total liabilities		
Deferred Inflows of Resources:		
Deferred amount on lease receivables	11,630,407	11,816,952
	<u>11,630,407</u>	<u>11,816,952</u>
Net Position:		
Net investment in capital assets	(69,981)	13,636
Restricted for grant making	29,836	34,836
Unrestricted	1,655,770	1,373,513
	<u>1,615,625</u>	<u>1,373,513</u>
Total net position	\$ <u>1,615,625</u>	\$ <u>1,421,985</u>

The accompanying notes to financial statements are an integral part of these statements.

Florida Atlantic Research and Development Authority
Statements of Revenues, Expenses, and Changes in
Net Position - Proprietary Fund
For the Years Ended September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Revenues:		
Operating:		
Grants, contributions and other	\$ 643,485	\$ 560,543
Authority park leases	296,151	278,177
Technology business incubator (Global Ventures)	316,437	294,558
	<u>1,256,073</u>	<u>1,133,278</u>
Expenses:		
Operating:		
Occupancy	375,863	322,685
Personnel overhead	61,906	55,278
	<u>437,769</u>	<u>377,963</u>
General and administrative:		
Lease termination	-	519,127
Personnel overhead	473,939	442,536
Other	166,481	166,365
Professional fees	78,774	82,846
	<u>719,194</u>	<u>1,210,874</u>
Program:		
Personnel overhead	152,103	175,857
Incubator	155,786	161,460
Grants and other	6,678	21,075
	<u>314,567</u>	<u>358,392</u>
	<u>1,471,530</u>	<u>1,947,229</u>
	<u>1,471,530</u>	<u>1,947,229</u>
Operating Loss	<u>(215,457)</u>	<u>(813,951)</u>
Non-Operating Income:		
Lease interest	374,917	375,677
Interest income	34,180	61,274
	<u>409,097</u>	<u>436,951</u>
	<u>409,097</u>	<u>436,951</u>
Changes in net position	193,640	(377,000)
Net Position, Beginning of Year	<u>1,421,985</u>	<u>1,798,985</u>
Net Position, End of Year	<u>\$ 1,615,625</u>	<u>\$ 1,421,985</u>

The accompanying notes to financial statements are an integral part of these statements.

Florida Atlantic Research and Development Authority
Statements of Cash Flows - Proprietary Fund
For the Years Ended September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash Flows from Operating Activities:		
Cash received from lessees	\$ 470,516	\$ 395,131
Other operating cash receipts	663,756	533,630
Cash paid to suppliers and service providers	(517,628)	(991,940)
Cash paid to employees	(710,990)	(655,826)
Cash paid for grants and other	<u>(6,678)</u>	<u>(21,075)</u>
Net cash used in operating activities	<u>(101,024)</u>	<u>(740,080)</u>
Cash Flows from Capital and Related Financing Activities:		
Lease principal payments	(153,880)	(252,716)
Purchase of capital assets	<u>(35,911)</u>	<u>(8,630)</u>
Net cash used in capital and related financing activities	<u>(189,791)</u>	<u>(261,346)</u>
Cash Flows from Investing Activities:		
Purchase of investments	-	(200,000)
Lease interest	374,917	375,677
Interest income received	<u>34,180</u>	<u>61,274</u>
Net cash provided by investing activities	<u>409,097</u>	<u>236,951</u>
Net increase (decrease) in cash and cash equivalents	118,282	(764,475)
Cash and Cash Equivalents, Beginning of Year	<u>581,905</u>	<u>1,346,380</u>
Cash and Cash Equivalents, End of Year	<u>\$ 700,187</u>	<u>\$ 581,905</u>
Reconciliation of Operating Loss to Net Cash Used In Operating Activities:		
Operating loss	\$ (215,457)	\$ (813,951)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Amortization	238,101	237,273
Depreciation	8,795	10,443
Loss on disposal of property and equipment	4,745	-
Interest added to lease liability	21,767	-
(Increase) decrease in assets:		
Lease receivables	27,491	25,353
Rent receivables	(4,210)	(2,426)
Prepaid expenses	20,271	(26,913)
Increase (decrease) in liabilities:		
Accounts payable	(14,132)	12,827
Accrued expenses	(23,042)	17,845
Tenant deposits	21,192	(13,986)
Deferred inflows related to lease receivables	<u>(186,545)</u>	<u>(186,545)</u>
Net cash used in operating activities	<u>\$ (101,024)</u>	<u>\$ (740,080)</u>
Supplemental Disclosure of Noncash Capital and Related Financing Activities		
Lease asset acquired under lease agreement	<u>\$ 1,295,981</u>	<u>\$ -</u>

The accompanying notes to financial statements are an integral part of these statements.

Note 1 - Organization

The Florida Atlantic Research and Development Authority (the "Authority") was created by Ordinances No. 85-32 and 84-60 adopted September 24, 1985 and October 8, 1985 by Palm Beach and Broward Counties, respectively, in accordance with Florida Statutes Section 159.703 for the purposes of development, operations, management and financing of a research and development park.

The Authority was established to promote scientific research and development in affiliation with and related to the research and development activities of one or more institutions of higher education for the purpose of fostering the economic development and broadening the economic base of Palm Beach and Broward Counties.

The Authority's seven (7) members are appointed officials. The boards of County Commissioners of Palm Beach County and Broward County each appoint three (3) members who are private citizens and residents in their respective county. The President of the Florida Atlantic University or his/her designee is a permanent member of the Authority. The Authority is classified by the Office of the Comptroller of the State of Florida as an Independent Special District.

For financial reporting purposes, the Authority includes the sole fund that it controls. Other than the component unit discussed below, there are no dependent agencies, boards, commissions, or other authorities which are controlled by or dependent upon the Authority.

Blended component unit

In February 2025, Florida Atlantic Research and Development Authority Inc. (a nonprofit organization) (the "Foundation") was created. The purpose of the Foundation is to further, promote, advance, foster and support the Authority.

The Authority is the sole corporate member of *the* Foundation. Under the provisions of GASB Statement No. 80, *Blending Requirements for Certain Component Units*, a component unit that is a not-for-profit corporation in which the primary government is the sole corporate member must be reported as a blended component unit. There was no financial activity to be reported by the Foundation during the year ended September 30, 2025.

Note 2 - Summary of Significant Accounting Policies

The accounting policies of the Authority conform to Generally Accepted Accounting Principles ("GAAP") as applicable to governments in accordance with those promulgated by the Governmental Accounting Standards Board ("GASB"). The Authority's significant accounting policies are described below.

Basis of presentation: The Authority is engaged in a single business-type activity whose operations are primarily supported by user fees and charges. The principal statements were prepared in accordance with GASB, which establishes standards for defining and reporting of the financial reporting entity. The Authority maintains a proprietary fund which reports transactions related to activities similar to those found in the private sector. As such, the Authority presents only the statements required of enterprise funds, which include the statement of net position, statement of revenues, expenses, and changes in net position, and statement of cash flows.

Note 2 - Summary of Significant Accounting Policies (continued)

Measurement focus and basis of accounting: Basis of accounting refers to the point at which revenues or expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the transactions regardless of the measurement focus applied.

The Authority's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenue is recorded when earned and expenses are recorded when a liability is incurred.

Cash and cash equivalents: Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments: Investments are stated at their fair value, which is the price that would be received to sell an investment in an orderly transaction at year end. At September 30, 2025, investments consisted of a certificate of deposit.

Rent receivables: Receivables consist of charges to customers for rent of facilities. Management periodically reviews the rent receivable balances and provides an allowance for accounts which may be uncollectible. At September 30, 2025 and 2024, the Authority had no allowance for uncollectible accounts.

Prepaid expenses: Prepaid expenses are recorded as assets when initial payment is made. Each asset is then charged off against operations in the period benefitted.

Capital assets: Capital assets, which include leasehold improvements, computers and office equipment, and signs, are reported in the statements of net position. The Authority capitalizes all property and equipment with a cost in excess of \$ 2,500 and an estimated life greater than one year. All capital assets are valued at historical cost or estimated cost if actual historical cost is not available.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Leasehold improvements	5-10 years
Computers and office equipment	5 years
Signs	5-30 years

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are expensed as incurred.

Leases: The Authority has recorded a right-to-use lease asset as a result of implementing GASB 87. The right-to-use asset is initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The right-to-use asset is amortized on a straight-line basis over the life of the related lease.

Note 2 - Summary of Significant Accounting Policies (continued)

The Authority is also a lessor of land. The Authority recognizes a lease receivable and a deferred inflow of resources on their statement of net position. At the commencement of the lease, the Authority initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term

Deferred inflows of resources: In addition to assets, the statements of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and so will *not* be recognized as an inflow of resources (revenue) until then. The Authority has one item that qualifies for reporting in the category. The Authority reports a deferred amount on lease receivables on the statements of net position.

Net position: Net position is classified in three categories. The general meaning of each is as follows:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any debt or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted - all other net position that do not meet the definition of "restricted" or "net investment in capital assets."

Operating and nonoperating revenues and expenses: Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the fund are charges for rent and operating grants. Operating expenses for enterprise funds include the costs of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses that do not meet this definition are reported as nonoperating revenues and expenses.

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

Grants: Grants are recorded when amounts are considered earned or deliverables are met by the Authority, generally when all eligibility requirements are met.

Note 2 - Summary of Significant Accounting Policies (continued)

Use of estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

New accounting pronouncements: During the current fiscal year, the Authority implemented GASB Statement No. 101, *Compensated Absences*, which requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. In addition, the Authority implemented GASB Statement No. 102, *Certain Risk Disclosures*, which addresses obligations for governmental entities to disclose a variety of risks that could negatively affect the level of service they provide or their ability to meet obligations as they come due. There were no changes required to the financials of the Authority as a result of the adoption of these standards.

Date of management review: Subsequent events were evaluated by management through February 25, 2026, which is the date the financial statements were available to be issued.

Note 3 - Deposits and Investments

Cash: The Authority's deposits must be placed with banks and savings and loans which are qualified as public depositories prior to receipt of public monies under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At September 30, 2025, the carrying amount of the Authority's bank deposits were \$ 89,609 and the bank balance was \$ 89,609. At September 30, 2024, the carrying amount of the Authority's bank deposits was \$ 61,846 and the bank balance was \$ 61,846.

Investments: The investment of funds is authorized by Florida Statutes, which allows the Authority to invest, among other instruments, in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the United States Treasury.

The Florida SBA Pool, herein referred to as "Florida PRIME", is not a registrant with Securities and Exchange Commission ("SEC"); however, its board has adopted operating procedures consistent with the requirements for a 2a-7 fund. For the Florida PRIME, a 2a-7 like pool, the value of the Authority's position is the same as the value of the pool shares and is recorded at amortized cost. In accordance with these requirements, the method used to determine the participant's shares sold and redeemed is the amortized cost method. Amortized cost includes accrued income and is a method of calculating an investment's value by adjusting its acquisition cost for the amortization of discount or premium over the period from purchase to maturity.

As of September 30, 2025, and 2024, the Authority's holdings of Florida PRIME in the amount of \$ 609,942 and \$ 519,645, respectively, are measured at amortized cost and are included in cash and cash equivalents.

Note 3 - Deposits and Investments (continued)

Investments - other: The Authority held two certificates of deposits, with maturities greater than three months, in the aggregate amount of approximately \$ 200,000 at September 30, 2025 and 2024. Both certificates of deposit have interest rates of approximately 5% and mature during the fiscal year ending September 30, 2026. The Authority has elected a policy to record certificates of deposit at cost, plus accrued interest.

Credit risk: Credit risk exists when there is a possibility the debt issuer may be unable to fulfill its obligations. This risk is measured by the assignment of a rating by a nationally recognized statistical rating organization. Florida PRIME is rated AAAM by Standard and Poor's.

Interest rate risk: Interest rate risk exists when there is a possibility that changes in interest rate could adversely affect the fair value of the investments. The dollar weighted average days to maturity of Florida PRIME at September 30, 2025 and 2024 are 47 and 39 days, respectively.

Custodial credit risk: Custodial credit risk for deposits is the risk that in the event of the failure of a depository financial institution, an entity will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. It is the Authority's policy to require that time deposits in excess of FDIC insurable limits be secured by collateral or private insurance to protect public deposits in a single financial institution if it were to default. Under Florida statutes, Chapter 280, *Florida Security for Public Deposits Act*, the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral. Eligible collateral is dependent upon the depository institution's financial history and its compliance with Florida Statutes, Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (for example, a broker-dealer) to a transaction, an entity will not be able to recover the value of its investments or collateral securities that are in the possession of another party. As applicable, the investments are held by the Authority's custodial institutions and registered in the Authority's name.

Florida Atlantic Research and Development Authority
Notes to Basic Financial Statements
September 30, 2025 and 2024

Note 4 - Capital Assets

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

	Balance at October 1, 2024	Additions	Deletions	Balance at September 30, 2025
	<u>2024</u>	<u> </u>	<u> </u>	<u>2025</u>
Business-type activities:				
Capital assets being depreciated/amortized:				
Leasehold improvements	\$ 102,774	\$ -	\$ -	\$ 102,774
Computers and office equipment	58,049	35,911	-	93,960
Signs	24,833	-	24,833	-
Lease asset:				
Incubator space	<u>1,087,502</u>	<u>1,295,981</u>	<u>1,087,502</u>	<u>1,295,981</u>
Total capital assets being depreciated/amortized	<u>1,273,158</u>	<u>1,331,892</u>	<u>1,112,335</u>	<u>1,492,715</u>
Accumulated depreciation/amortization:				
Leasehold improvements	100,303	2,001	-	102,304
Computers and office equipment	36,681	6,272	-	42,953
Signs	19,566	522	20,088	-
Lease asset:				
Incubator space	<u>949,092</u>	<u>238,101</u>	<u>1,087,502</u>	<u>99,691</u>
Total accumulated depreciation/amortization	<u>1,105,642</u>	<u>246,896</u>	<u>1,107,590</u>	<u>244,948</u>
Business-type activities capital assets, net	<u>\$ 167,516</u>	<u>\$ 1,084,996</u>	<u>\$ 4,745</u>	<u>\$ 1,247,767</u>

Depreciation/amortization expense is charged to the following functions:

Occupancy	\$ 238,101
Incubator	<u>8,795</u>
	<u>\$ 246,896</u>

Florida Atlantic Research and Development Authority
Notes to Basic Financial Statements
September 30, 2025 and 2024

Note 4 - Capital Assets (continued)

The following is a summary of changes in capital asset balances for the year ended September 30, 2024:

	Balance at October 1, 2023	<u>Additions</u>	<u>Deletions</u>	Balance at September 30, 2024
Business-type activities:				
Capital assets being depreciated/amortized:				
Leasehold improvements	\$ 94,144	\$ 8,630	\$ -	\$ 102,774
Computers and office equipment	59,399		1,350	58,049
Signs	24,833	-	-	24,833
Lease asset:				
Incubator space	<u>1,087,502</u>	<u>-</u>	<u>-</u>	<u>1,087,502</u>
Total capital assets being depreciated/amortized	<u>1,265,878</u>	<u>8,630</u>	<u>1,350</u>	<u>1,273,158</u>
Accumulated depreciation/amortization:				
Leasehold improvements	98,421	1,882	-	100,303
Computers and office equipment	31,056	6,975	1,350	36,681
Signs	17,980	1,586	-	19,566
Lease asset:				
Incubator space	<u>711,819</u>	<u>237,273</u>	<u>-</u>	<u>949,092</u>
Total accumulated depreciation/amortization	<u>859,276</u>	<u>247,716</u>	<u>1,350</u>	<u>1,105,642</u>
Business-type activities capital assets, net	<u>\$ 406,602</u>	<u>\$ (239,086)</u>	<u>\$ -</u>	<u>\$ 167,516</u>

Depreciation/amortization expense is charged to the following functions:

Occupancy	\$ 237,273
Incubator	<u>10,443</u>
	<u>\$ 247,716</u>

Note 5 - Land Leases

Boca Park Land Lease: Effective October 23, 1986, the Authority entered into a lease agreement with the Board of Trustees (the "Trustees") of the Internal Improvement Trust Fund of the State of Florida (the "State") to lease approximately 52 acres of land owned by the State of Florida in Palm Beach County (the "Boca Park"). In accordance with Florida Statutes Section 159.705 (10), the land is to be used as a research and development park. Effective April 18, 1990, the lease was amended to extend the lease term for an additional forty-eight (48) years, with a revised termination date of October 2085.

Effective July 18, 2001, the Authority entered into an additional lease agreement with the Trustees to lease approximately 17 acres of additional adjacent land owned by the State, in accordance with Section 159.705 (10), Florida Statutes, for use as a research and development park. This agreement also has an expiration date of October 2085.

The leases require no annual lease payments throughout the ninety-nine (99) year term and expiring in October 2085.

Note 5 - Land Leases (continued)

Use and Control of Boca Park Land: The Boca Park was created for the purpose of promoting scientific research and development in affiliation with and related to the research and development activities of one or more state-based, accredited, public or private institutions of higher education; and for the purpose of financing and refinancing capital projects related to establishment of a research and development park in affiliation with one or more institutions of higher education, including facilities that complement or encourage the complete operation thereof as defined by, and in the manner provided by, the Florida Industrial Development Financing Act. The Authority is authorized to sublease the Boca Park land to third parties in accordance with the Conceptual Plan of Development, which has been approved by the Trustees. The Authority has full and sole control of and responsibility for the development, subleasing, management and use of the Boca Park land.

Upon the expiration or termination of the lease agreements, all improvements upon Boca Park land shall become and be the property of the Trustees and title thereto.

Boca Park Land Sublease: Effective May 1, 1991, and subsequent amendments, the Authority entered into a non-cancellable sublease agreement for approximately 39 acres of Boca Park land, with Boca Research Park Ltd., (the "Boca Park Lessee"). In addition to this sublease, the Authority entered into additional subleases with the Boca Park Lessee in July 2006 and 2007 for approximately five and four acres, respectively. All of the subleases with the Boca Park Lessee are set to expire at various times through October 2085.

Rent: Base rent from the subleases for each lease term year is \$ 0.075 per square foot of land, subject to annual increases based on the Consumer Price Index (hereafter the "minimum rent"). However, for land subleased to a third party by the Boca Park Lessee, base rent is equal to the aggregate of (i) the lesser of (1) 10% of the "Lessee's Gross Rent" for such lease year or (2) minimum rent per square foot of land subleased; plus (ii) 40% of the Lessee's gross rent received for and during such lease year by the Boca Park Lessee in excess of \$ 0.75 per square foot of land subleased. The subleased portion or rent amounted to approximately \$ 31,000 and \$ 30,000 for the years ended September 30, 2025 and 2024, respectively. In addition to the base rent, the Boca Park Lessee is responsible for all taxes, costs, fees, and other charges associated with the land and any improvements thereon.

On the last day of the term or any earlier termination of these subleases, the Boca Park Lessee will surrender title to all buildings, equipment and other improvements developed, constructed or installed on the Boca Park land to the Authority. For and during the term of these subleases, all buildings, equipment and other improvements will constitute separate property of the Boca Park Lessee.

During the year ended September 30, 2024, the Authority entered into an agreement with a third party to sublease approximately 208,000 square feet of land. While the agreement has commenced, the leasing period is expected to begin in November 2026 ending November 2053, with two five-year renewal options.

In addition, the Authority subleases approximately three acres to the Boca Raton Airport Authority. The Authority previously subleased an acre to the ARC of Palm Beach. During the year ended September 30, 2024, this sublease was terminated in exchange for a lease termination fee, including additional closing costs, of \$ 519,127.

Note 5 - Land Leases (continued)

Deerfield Park Land Lease: Effective June 4, 2003, the Authority entered into a lease agreement with the City of Deerfield Beach (the "City") to lease approximately 10 acres of land ("Deerfield Park"), which is owned by the City. On May 16, 2004, the Authority exercised the option to lease approximately four additional acres of land from the City. The leases require annual lease payments of \$ 1, for a term of ninety-nine (99) years, terminating in June 2102.

Use and Control of Deerfield Park Land: Deerfield Park was created for the purpose of promoting scientific research and development in affiliation with and related to the research and development activities of one or more state-based, accredited, public or private institutions of higher education; and for the purpose of financing and refinancing capital projects related to establishment of a research and development park in affiliation with one or more institutions of higher education, including facilities that complement or encourage the complete operation thereof as defined by, and in the manner provided by, the Florida Industrial Development Financing Act. The Authority is authorized to sublease the Deerfield Park land to third parties. The Authority has full and sole control of and responsibility for the development, subleasing, management and use of the Deerfield Park land.

Upon the expiration or termination of the lease agreements, all improvements upon Deerfield Park shall become and be the property of the City and title thereto.

Deerfield Park Land Sublease: Effective June 4, 2003, and subsequent amendments, the Authority entered into a non-cancelable sublease agreement for a total of approximately 14 acres of Deerfield Park with Deerfield Research Park, Ltd. (the "Deerfield Park Lessee"). The sublease with the Deerfield Park Lessee is set to expire on June 3, 2102.

Rent: Base rent is equal to approximately \$ 0.35 per square foot of land, subject to annual increases based on the Consumer Price Index. In addition to the base rent, the Deerfield Park Lessee is responsible for all taxes, costs, fees, and other charges associated with the land and any improvements thereon. Development of Deerfield Park has been divided into four different projects, in which base rent is divided into separate sections: Phase 1, Phase 2, Phase 3 were assigned to People's Trust and Parcel 4 remained with the Deerfield Park Lessee.

On the last day of the term or any earlier termination of this sublease, the Deerfield Park Lessee will surrender title to all buildings, equipment and other improvements developed, constructed or installed on the Deerfield Park land to the Authority. For and during the term of these subleases, all buildings, equipment and other improvements will constitute separate property of the Deerfield Park Lessee.

Florida Atlantic Research and Development Authority
Notes to Basic Financial Statements
September 30, 2025 and 2024

Note 5 - Land Leases (continued)

For the year ended September 30, 2025, the Authority reported lease revenue of \$ 296,151 and lease interest revenue of \$ 374,917 related to lease payments received. The lease receivable is measured at the present value of the future minimum rent payments expected to be received during the lease term at a discount rate of 3%. These leases are estimated and summarized as follows:

<u>Lease</u>	<u>Lease Receivable</u>	<u>Lease Revenue</u>	<u>Lease Interest Revenue</u>
Boca Park	\$ 7,905,115	\$ 219,619	\$ 237,522
Deerfield Park	<u>4,564,609</u>	<u>76,532</u>	<u>137,395</u>
	<u>\$ 12,469,724</u>	<u>\$ 296,151</u>	<u>\$ 374,917</u>

For the year ended September 30, 2024, the Authority reported lease revenue of \$ 278,177 and interest revenue of \$ 375,677 related to lease payments received. These leases are estimated and summarized as follows:

<u>Lease</u>	<u>Lease Receivable</u>	<u>Lease Revenue</u>	<u>Lease Interest Revenue</u>
Boca Park	\$ 7,917,390	\$ 213,359	\$ 237,839
Deerfield Park	<u>4,579,825</u>	<u>64,818</u>	<u>137,838</u>
	<u>\$ 12,497,215</u>	<u>\$ 278,177</u>	<u>\$ 375,677</u>

Florida Atlantic Research and Development Authority
Notes to Basic Financial Statements
September 30, 2025 and 2024

Note 5 - Land Leases (continued)

Future lease receivable payments will be received as follows:

<u>Year Ending</u> <u>September 30,</u>	<u>Amount</u>
2026	\$ 29,700
2027	32,100
2028	34,600
2029	37,100
2030	39,900
2031-2035	244,600
2036-2040	334,200
2041-2045	446,100
2046-2050	585,100
2051-2055	757,100
2056-2060	969,100
2061-2065	1,229,400
2066-2070	1,548,000
2071-2075	1,522,500
2076-2080	1,143,200
2081-2085	1,325,300
2086-2090	672,700
2091-2095	568,300
2096-2100	658,800
2100-2102	<u>292,000</u>
	<u>\$ 12,469,800</u>

Note 6 - Incubator Lease

In previous years, the Authority, as lessee, entered into lease agreements for space in the Technology Business Incubator (the "Incubator") with Boca R&D Project 7, LLC, which subleases space from the Boca Park Lessee within Boca Park. Since the initial agreement in 2000, the Authority has amended the agreement, increasing their space from 10,805 to 13,852 square feet, and extended the term of the lease until April 30, 2025. During the year, this lease was renewed and extended through October 2030 at a base rent of \$20.00 per square foot, adjusted annually at a rate of 2.00%. In addition to the base rent, the Authority is also responsible for its proportionate share of operating costs and common area maintenance ("CAM"). CAM costs amounted to approximately \$ 102,000 for the years ended September 30, 2025 and 2024.

Florida Atlantic Research and Development Authority
Notes to Basic Financial Statements
September 30, 2025 and 2024

Note 6 - Incubator Lease (continued)

This agreement qualifies as other than short-term lease under GASB 87 and, therefore, has been recorded as a new lease new at the present value of the estimated future minimum lease payments as of the lease execution date of May 1, 2025.

As of September 30, 2025 and 2024, the net book value of the leased facility is approximately \$ 1,196,000 and \$ 138,000. Amortization of the leased facility is included with depreciation expense. As of September 30, 2025 and 2024, the value of the lease liability is \$ 1,317,748 and \$ 153,880, respectively, with an interest rate of 3% for both years.

The following is an estimated schedule of approximate minimum future base rent payments under the terms of the incubator lease:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 235,219	\$ 44,129	\$ 279,348
2027	246,098	38,849	284,947
2028	261,967	28,717	290,684
2029	278,565	17,936	296,501
2030	295,899	6,479	302,378
	<u>\$ 1,317,748</u>	<u>\$ 136,110</u>	<u>\$ 1,453,858</u>

The change in the Authority's long-term liabilities related to the lease liability for the fiscal year ended September 30, 2025, is as follows:

	<u>Balance at October 1, 2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at September 30, 2025</u>	<u>Amount Due Within One Year</u>
Lease - incubator	\$ 153,880	\$ 1,317,748	\$ 153,880	\$ 1,317,748	\$ 235,219

The change in the Authority's long-term liabilities related to the lease liability for the fiscal year ended September 30, 2024, is as follows:

	<u>Balance at October 1, 2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at September 30, 2024</u>	<u>Amount Due Within One Year</u>
Lease - incubator	\$ 406,596	\$ -	\$ 252,716	\$ 153,880	\$ 153,880

Note 7 - Incubator Subleases

The Authority, as lessor, subleases its leased spaces to various research and development technology companies on a month-to-month basis. Base rent for the subleased spaces is dependent on the square footage of the space being leased and is increased annually based on the lease agreements mentioned in Note 6. In addition to the base rent, the various technology companies are also responsible for other operating costs and common area maintenance. The revenue from these leases and their relating additional costs for the years ended September 30, 2025 and 2024, totaled approximately \$ 316,000 and \$ 295,000, respectively.

Note 8 - Defined Contribution Plan

The Authority participates in a multi-employer defined contribution plan (the “Plan”) – the 401(a) Plan under the Florida Municipal Pension Trust Fund. This plan is available to all employees and provides for voluntary employee contributions as well as matching employer contribution of up to 4% of employee salary. The Authority made contributions to the Plan of approximately \$ 17,300 and \$ 16,700 for the years ended September 30, 2025 and 2024, respectively, which are included in employee benefit costs. The Plan is administered by the Florida League of Cities.

Note 9 - Related-Party Transactions

In 1998, the Florida Atlantic University Research and Development Park Maintenance Association, Inc. (the “Association”) was incorporated. The Association’s Articles of Incorporation provides that the Authority appoint two (2) of its seven (7) members to manage the affairs of the Association. The by-laws of the Association give them the powers to make application to the Authority for funds to support, and to defray expenses and costs of the research and development functions of the Association. Since the incorporation, no such application has been made. In January 2024, the Authority entered into an agreement with the Association to handle various operating functions for a monthly fee of \$ 1,000.

Note 10 - Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Authority obtains its general liability, property and worker’s compensation insurance coverage through the Florida Municipal Insurance Trust, a program sponsored and administered by the Florida League of Cities. The Florida Municipal Insurance Trust is a risk pool that assumes risk of loss for all participating members. The members are subject to additional premiums in the event the risk pool requires additional funding to satisfy all claims. There have been no settlements or claims in the last three years.

Note 11 - Contingencies

Grants are subject to annual renewal and periodic amendment and require the fulfillment of certain conditions as set forth in the instrument of award. Failure to fulfill the conditions could result in the return of the funds to the grantor agency. If any expenses are disallowed by the grantor as a result of such an audit, any claim for reimbursement to the grantor agencies becomes a liability of the Authority.

OTHER REPORTS OF
INDEPENDENT AUDITORS

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

To the Members
Florida Atlantic Research and Development Authority

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 Florida Atlantic Research and Development Authority (the "Authority"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 25, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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.

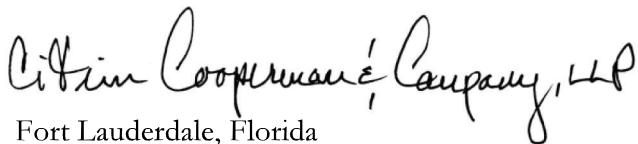
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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority'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.



Fort Lauderdale, Florida
February 25, 2026



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MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Members
Florida Atlantic Research and Development Authority

Report on the Financial Statements

We have audited the financial statements of the Florida Atlantic Research and Development Authority (the "Authority"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 25, 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 Reports 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 Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 25, 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 and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

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

"Citrin Cooperman" is the brand under which Citrin Cooperman & Company, LLP, a licensed independent CPA firm, and Citrin Cooperman Advisors LLC serve clients' business needs. The two firms operate as separate legal entities in an alternative practice structure. The entities of Citrin Cooperman & Company, LLP and Citrin Cooperman Advisors LLC are independent member firms of the Moore North America, Inc. (MNA) Association, which is itself a regional member of Moore Global Network Limited (MGNL). All the firms associated with MNA are independently owned and managed entities. Their membership in, or association with, MNA should not be construed as constituting or implying any partnership between them.

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 Authority met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Authority did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Authority. It is management's responsibility to monitor the Authority'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.

Specific Information

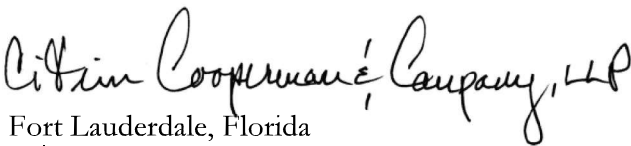
As required by Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, the Authority reported the specific information in Exhibit 1 accompanying this report. The information for compliance with Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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 Commissioners of Palm Beach and Broward Counties, Florida, the members of the Authority, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Fort Lauderdale, Florida
February 25, 2026

Florida Atlantic Research and Development Authority

Exhibit 1

Data Elements Required By Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General (Unaudited)

Data Element	Comments
Number of district employees compensated at 9/30/2025	4
Number of independent contractors compensated in September 2025	1
Employee compensation for FYE 9/30/2025 (paid/accrued)	\$507,974
Independent contractor compensation for FYE 9/30/2025 (paid/accrued)	\$11,075
Each construction project to begin on or after October 1; (>\$65K)	None
Budget variance report	Not applicable
Ad valorem taxes:	
Millage rate FYE 9/30/2025	Not applicable
Ad valorem taxes collected FYE 9/30/2025	Not applicable
Non ad valorem special assessments:	
Special assessments rates FYE 9/30/2025	Not applicable
Special assessments collected FYE 9/30/2025	Not applicable
Outstanding Bonds and Terms	Not applicable

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Members
Florida Atlantic Research and Development Authority

We have examined the Florida Atlantic Research and Development Authority's (the "Authority"), compliance with the requirements of Section 218.415 (the "Specified Requirements"), Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2025. Management is responsible for the Authority's compliance with the specified requirements. Our responsibility is to express an opinion on the Authority's compliance with the specified requirements based on our examination.

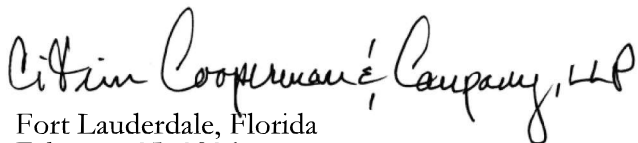
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Authority complied, in all material respects,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

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

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

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

This report is intended solely for the information and use of the Board of Commissioners of Palm Beach and Broward Counties, Florida, the members of the Authority and applicable management, and the State of Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.



Fort Lauderdale, Florida
February 25, 2026