

LAKELAND COMMUNITY REDEVELOPMENT AGENCY

**A COMPONENT UNIT OF
THE CITY OF LAKELAND, FLORIDA**

**REPORT ON
BASIC FINANCIAL STATEMENTS**

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

SELECTIONS FROM
THE DOWNTOWN PUBLIC ART TRAIL

TRIBUTE TO THE VOLUNTEER SPIRIT
SCULPTOR: ALBERT PALEY

CITY OF
Lakeland
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**LAKELAND
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Lakeland, Florida)**

REPORT ON BASIC FINANCIAL STATEMENTS

for the

FISCAL YEAR ENDED SEPTEMBER 30, 2025



Prepared by
FINANCE DEPARTMENT

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Independent Auditor's Report

Board of Commissioners
Lakeland Community Redevelopment Agency
City of Lakeland, Florida
Lakeland, Florida

Report on the Audit of the Financial Statements

Opinions

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

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund as of September 30, 2025 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (Government Auditing Standards). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Responsibility for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedule, pension and other postemployment benefits schedules be presented to supplement the basic financial statements. Such information, 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the CRA's basic financial statements. The schedule of deposits, withdrawals, and changes in fund balance – redevelopment trust funds is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of deposits, withdrawals, and changes in fund balance – redevelopment trust funds is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 23, 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 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 the CRA's internal control over financial reporting and compliance.

Forvis Mazars, LLP

**Tampa, Florida
April 23, 2026**

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

SEPTEMBER 30, 2025

The Management's Discussion and Analysis section provides a narrative overview of the City of Lakeland Community Redevelopment Agency's (the Agency or CRA) financial activities for fiscal year ending September 30, 2025. This discussion is broken down into three components:

- An overview of the Agency.
- A brief overview of the financial statements, including how they relate to each other and the significant differences in information they provide.
- A concise, condensed financial report that summarizes the results of operations and a narrative financial analysis of the CRA's overall financial condition and results of operations, supported by additional consolidated information about specific services provided by the CRA.

OVERVIEW

The purpose of the Community Redevelopment Agency of the City of Lakeland, Florida is to eliminate identified slums and blighted conditions within identified redevelopment areas pursuant to the redevelopment plans of the Agency.

The Agency's primary source of revenue is tax increment funds. This revenue is computed by applying the operating tax rate for the City and County, multiplied by the increased value of the property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. The City is required to fund this amount annually without regard to tax collections or other obligations.

Further, the Agency's policy is set by a board of commissioners comprised of the members of the Commission of the City of Lakeland, and is separate, distinct, and independent from the governing body of the City. The Agency's management plan is executed by a small management staff led by the Community Redevelopment Agency Manager.

The Agency was established in 1979 by the City of Lakeland, Florida (the "City") under the provisions of Section 163.330, Florida Statutes. Lakeland has three CRA target areas, or CRA districts. They are Downtown Redevelopment Trust Fund, which was established in 1977, Dixieland and Midtown which were created in 2001.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency's basic financial statements are comprised of three sections: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The nature of these three components of the report is described as follows:

Government-wide financial statements

There are two financial statements in this section that address the financial position and results of operations of the Agency taken as a whole: the Statement of Net Position and the Statement of Activities.

These two financial statements are prepared using the "full accrual" method (basis) of accounting. This is the same accounting method used by most private-sector companies to determine whether they earn a profit in any given year, and to measure the net worth of the company as of the end of the year. Under the full accrual basis of accounting, some cash flows into the organization and some of the cash flows out of the organization are not considered operating revenues or operating expenses and accordingly do not appear on a profit and loss statement. For example, under the full accrual basis of accounting, the purchase of capital assets (e.g., equipment, land, buildings that have a useful life beyond one year) are not considered an operating expense when purchased.

The statement of net position is similar to a balance sheet in that it separately identifies the assets (what the Agency owns) from the liabilities (what the Agency owes) and the net difference between the two. Cash, receivables, land, buildings, and equipment are examples of assets. Bonds, notes, and payables are examples of liabilities. The increase or decrease in net position from one year to the next indicates whether the Agency's financial position is improving or deteriorating.

The statement of activities explains how or why the net position has increased or decreased during the year. The statement of activities resembles a profit and loss statement because it compares the total expenses of the government to the total revenues, with the difference between the two, equaling the increase or decrease in net position over the course of the year.

CITY OF LAKE LAND COMMUNITY REDEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
SEPTEMBER 30, 2025

OVERVIEW OF THE FINANCIAL STATEMENTS (continued)

Fund financial statements

This is the second section of the basic financial statements. It presents information in more detail, centered on individual "Funds". For record keeping and reporting purposes, the Agency separates many of its unique operations into separate accounting "companies" called funds. Separating the record keeping into individual funds enables the Agency to maintain accounting control over resources and expenses that are dedicated to specific activities. The Agency also uses fund accounting to separate financial transactions as needed to ensure and demonstrate compliance with finance-related legal requirements imposed on the Agency by other governments and bond covenants.

The Agency has only one governmental fund type; three special revenue funds.

There are two types of financial statements presented for governmental funds – a balance sheet (showing assets, liabilities, and the difference between the two – technically referred to as "fund balance") and a statement of revenues, expenditures, and changes in fund balance.

For purposes of preparing the financial statements for these governmental activities within this section of the report, the basis of accounting used to measure the value of assets, liabilities, revenues, and expenditures is different than that used within the government-wide financial statements for these same activities. Although the government-wide financial statements are prepared using the same full accrual basis of accounting utilized in the private sector, the fund financial statements are prepared using the same basis of accounting used to prepare annual budgets. This basis of accounting tends to show all cash inflows and outflows as revenues and expenses in the accounting year in which they actually occur, ignoring the fact that the inflow or outflow may have an effect over many years.

The reason for this different accounting approach is that the activities in these funds are not financed from a direct user fee. As a result, there is no emphasis placed on measuring annual "net profit or loss" resulting from those operations. Instead, the accounting focuses on whether there will be enough cash flow available in a given year to finance the costs of providing services. The emphasis is much more focused on activities occurring within a one-year budget period rather than the long term. This methodology is referred to as the "modified accrual" basis of accounting.

A reconciliation schedule is provided within these fund financial statements to identify differences between the modified accrual basis of accounting used in these fund financial statements and the full accrual basis of accounting used in the government wide statements.

Notes to the financial statements

The third section of the basic financial statements is the notes to the financial statements. This section provides a further level of detail necessary to better understand the information provided within the government-wide financial statements and fund financial statements.

In addition to the three major types of data included in the basic financial statements (as defined on the preceding pages), this annual financial report also includes supplementary information regarding the financial condition and results of operations of the Agency.

Other required supplementary information

Included in this section of the report is a schedule that compares the annual operating budget adopted by the Agency for the CRA Districts to the actual revenues and expenditures reported for the year and schedules of LCRA's proportionate share of the net pension liability and contributions to the pension plan and schedules of LCRA's proportionate share of the net OPEB liability and contributions to other post-employment benefits.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
SEPTEMBER 30, 2025

CONDENSED FINANCIAL INFORMATION

This section presents condensed financial information from the government-wide financial statements that compares the current year to the prior year. The analysis highlights economic factors that significantly affected operating results during the year. The following condensed information is derived from the government-wide financial statements for the City of Lakeland Community Redevelopment Agency.

		CONDENSED STATEMENT OF NET POSITION (in thousands)	
		Governmental Activities	
		2025	2024
Assets			
Current assets	\$	880	\$ 287
Noncurrent assets			
Other assets		28,985	27,698
Net Capital assets		18,047	17,349
Total assets		47,909	45,334
Deferred outflows of resources -			
related to pensions		56	64
related to OPEB		28	54
		84	118
Liabilities			
Current liabilities		816	229
Noncurrent liabilities			
Net pension liability		-	208
Net OPEB liability		206	235
Pension bonds payable,			
less current portion		155	171
Total liabilities		1,177	843
Deferred inflows of resources -			
related to OPEB		131	144
related to leases		317	345
related to pensions		327	123
		776	612
Net position			
Net Investment in			
capital assets		18,047	17,349
Restricted		27,994	26,648
Total net position	\$	46,040	\$ 43,997

CONDENSED STATEMENT OF ACTIVITIES (in thousands)

		Governmental Activities	
		Fiscal Year Ended	
		2025	2024
Program Revenues:			
Operating grants and contributions	\$	75	
General Revenues:			
Property taxes		12,419	\$ 12,085
Investment earnings		1,337	1,600
Miscellaneous		495	552
Total revenues		14,326	14,237
Program Expenses:			
Economic environment		12,275	6,528
Interest on long-term debt		8	15
Total expenses		12,283	6,543
Change in net position		2,044	7,695
Net position, beginning of year		43,997	36,302
Net position, end of year	\$	46,040	\$ 43,997

(continued)

CITY OF LAKE LAND COMMUNITY REDEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

SEPTEMBER 30, 2025

GOVERNMENT-WIDE FINANCIAL ANALYSIS

For the fiscal year ended September 30, 2025, the results of operations of the Agency viewed on a government-wide basis reflects relatively strong financial performance.

Restricted Assets are legally restricted for expenses for certain purposes. These consist predominately of \$29,849,034 in assets held within Community Redevelopment Districts (\$28,435,234 in cash and cash equivalents, \$133,726 in accounts receivable, \$999,205 in notes receivable, \$280,586 in leases and lease interest receivable and \$283 in interest and dividends receivable). In the aggregate, there was a \$1,864,140 million increase in the change in the value of these restricted assets from 2024 to 2025.

Current Liabilities represent obligations payable from Current Assets that are likely to be settled within the next year. These consist of \$781,445 in amounts owed to vendors, \$5,637 in undistributed payroll obligations accrued during the last pay period of the fiscal year, \$10,765 in deposits payable for lease of building, \$15,626 in pension bonds payable, and \$2,064 in interest payable.

Restricted Liabilities represent obligations payable from Restricted Assets that are likely to be settled within the next year.

The Agency's statement of net position serves as a useful indicator of a government's financial position as of a specific point in time. The relative composition of assets versus liabilities as shown on this report is indicative of a healthy (versus a tenuous) financial position. This analysis is most easily accomplished by converting this data into ratios.

One such ratio reflects the ability of the government to meet immediate cash demands – the ratio of current assets to current liabilities:

A comparison of restricted current assets to restricted current liabilities as of September 30:

	2025	2024
Current assets	\$ 879,635	\$ 286,850
Less: Current liabilities	815,537	229,320
Net current assets	<u>\$ 64,098</u>	<u>\$ 57,530</u>
Ratio	1.08	1.25

Another useful ratio evaluates the relationship of unpaid long-term debt issued to finance capital assets. 39% of the Agency's net position reflects its net investment in capital assets net of the related debt issued to construct those capital assets.

The ratio of capital assets to related long term debt is as follows:

	2025	2024
Capital assets	\$ 18,046,704	\$ 17,348,446
Less: Related long term debt	-	-
Net investment in capital assets	<u>\$ 18,046,704</u>	<u>\$ 17,348,446</u>
Ratio	-	-

The total net book value of capital assets as of September 30, 2025, was \$18,046,704 which represents an increase of \$698,258 for the year in net capital outlays related to land, land improvements, infrastructure improvements, and land purchases.

Revenue bond obligations issued for the benefit of governmental activities are paid from amounts accumulated in legally required sinking funds maintained in the debt service fund. Loans issued for the benefit of governmental activities are not secured by one specific revenue pledge. These obligations are repaid directly from various revenue sources accounted for within special revenue funds.

The Agency has no general obligation bonded debt outstanding.

For additional information regarding capital asset and long-term debt activity see the Notes to the Financial Statements under the Basic Financial Statements section of this report.

Property tax revenue was up 3% compared to the prior year. Total spending on governmental activities was up 88%.

In the aggregate, total revenues collected in FY 2025 were up 1% compared to 2024. Net Investment revenues in fair market value improved compared to the previous fiscal year.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

SEPTEMBER 30, 2025

FUND FINANCIAL ANALYSIS

As noted earlier, the Agency uses fund accounting to segregate the transactions of the Agency into specific types of districts: the Downtown Redevelopment District, the Midtown Redevelopment District, and the Dixieland Redevelopment District.

The following discussion addresses significant activity within the LCRA fund:

The Downtown Redevelopment Trust Fund

The Downtown Redevelopment Trust Fund is a special district whose mission is to improve and stimulate the environment for economic development in a people-oriented Downtown community.

The Midtown Redevelopment Trust Fund

The Midtown Redevelopment Trust Fund is a special district whose mission is to work with the community to plan, facilitate and implement redevelopment activities within the Midtown CRA district in the areas of private market real estate development, public and private improvements that boost the "image" of the district, encourage networking and partnership opportunities, and to leverage time and resources to maximize impact within the district.

The Dixieland Redevelopment Trust Fund

The Dixieland Redevelopment Trust Fund is a special district whose mission is to invigorate the existing businesses, attract new businesses and investment, and provide a neighborhood commercial center for the surrounding neighborhoods.

A summary of the operations of LCRA districts, including a comparison to the approved budget, is as follows:

	<u>2025 Budget (As Amended)</u>	<u>2025 Actual</u>	<u>Variance Over/(Under)</u>
REVENUES			
Taxes	\$ 12,136,267	\$ 12,419,261	\$ 282,994
State Grants	-	75,000	75,000
Miscellaneous	<u>2,417,000</u>	<u>1,831,388</u>	<u>(585,612)</u>
Total revenues	<u>14,553,267</u>	<u>14,325,649</u>	<u>(227,618)</u>
EXPENDITURES			
Current:			
Economic environment	21,698,501	11,765,569	9,932,932
Capital outlay	6,916,905	1,243,697	5,673,208
Debt service	<u>363,923</u>	<u>19,754</u>	<u>344,169</u>
Total expenditures	<u>28,979,329</u>	<u>13,029,020</u>	<u>15,950,309</u>
DEFICIENCY OF REVENUES OVER EXPENDITURES	<u>(14,426,062)</u>	<u>1,296,629</u>	<u>15,722,691</u>
NET CHANGE IN FUND BALANCE	<u>\$ (14,426,062)</u>	<u>\$ 1,296,629</u>	<u>\$ 15,722,691</u>

(continued)

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

SEPTEMBER 30, 2025

Economic Outlook

The CRA's guiding documents for annual budgeting of programs and projects are the Redevelopment plans and ten-year capital improvement plans. The primary source of funding for all redevelopment areas is Tax Increment which is determined annually and is the amount equal to 95% of the difference between (a) the amount of ad valorem taxes levied each year by each taxing authority contributing to the tax increment, on taxable real estate contained within the redevelopment area; and (b) the amount of ad valorem taxes which would have been produced by the rate at which the tax is levied each year by the taxing authority, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown on the assessment roll used by each taxing authority at the effective date of the Ordinance creating the Redevelopment Trust Fund. Each of the three redevelopment areas, Dixieland, Downtown and Midtown, has its own trust fund, goals, and objectives.

The Dixieland Plan focuses solely on the commercial corridor spanning South Florida Avenue with the goals of addressing parking, traffic circulation/calming, infrastructure, preservation of historic buildings, and conditions of alleys and side streets. There is also a focus on economic development along the corridor. During the fiscal cycle, much effort was focused on the future of the South Florida Avenue corridor. The CRA seized an opportunity to purchase vacant underutilized real estate at the corner of Belmar and South Florida Avenue, which will be visualized as part of a greater redevelopment strategy.

The Downtown Plan emphasizes economic development, preservation of community character through implementation of sub-district planning, improved infrastructure, physical visioning of land-uses and marketing. The addition of new multi-family rental housing units in downtown has strengthened market competition for new investments. The projects completed include Mirrorton, Valencia at the Park, Royal Oak Apartments, Garden Apartments, and most recently, Prospect Lake Wire. Future initiatives for the CRA will concentrate on connectivity of Rose Street in the Midtown CRA, Lake Wire and Freedom Park, as well as continuing infill strategies within Downtown West.

The Midtown CRA spans the largest area at approximately 4,400 acres with goals of implementing economic development programs, strengthening commercial corridors, preserving, and renewing neighborhoods, growing the medical corridor, and implementing capital improvement programs. The CRA initiated several strategic planning efforts to analyze infill opportunities for future redevelopment including Downtown West, the Mass Market Vision Plan, and the East Main Strategic areas adjacent to Downtown. The recently completed Memorial Boulevard Economic Development Strategy compliments the CRA initiatives by identifying infill and adaptive reuse as priorities to strengthen professional office and retail sectors with mixed-use components such as multi-family housing.

To move the CRA goals forward, private public partnerships remain critical to the construction of a variety of affordable and mixed-income multi-family and single-family housing products. Additionally, the CRA intends to support land use and development initiatives that allow for expansion of the medical corridor, downtown west, and the area east of Main Street. The CRA will also need to continue incentivizing large scale redevelopment projects while supporting small neighborhood businesses. With 27 separate and distinct neighborhoods in Midtown, the CRA intends to support residents and property owners in stabilizing property values and nurturing their historic characters.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Lakeland Community Redevelopment Agency's finances and was prepared by the Finance Department of the City. Requests for additional information should be addressed to the Finance Director at 228 South Massachusetts Ave, Lakeland, FL 33801.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF NET POSITION
LAKELAND COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 30, 2025

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Leases receivable	\$ 64,098
Restricted assets (including \$815,537 of cash and cash equivalents), set aside for:	
Accounts payable	781,445
Accrued liabilities	5,637
Deposits payable	10,765
Restricted assets set aside for accrued interest payable	2,064
Current portion of revenue bonds payable	<u>15,626</u>
Total current assets	<u>879,635</u>
Noncurrent assets:	
Restricted assets (including \$27,619,697 of cash and cash equivalents)	28,752,911
Leases receivable, less current portion	216,488
Net pension asset	13,334
Capital assets:	
Non-depreciable	6,444,338
Depreciable	
Facilities and equipment in service	17,337,783
Leased assets - right-to-use	260,490
Less accumulated depreciation	(5,969,134)
Less accumulated amortization - leased assets	<u>(26,773)</u>
Total capital assets	<u>18,046,704</u>
Total noncurrent assets	<u>47,029,437</u>
Total assets	<u>47,909,072</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows of resources related to pensions	55,739
Deferred outflows of resources related to OPEB	<u>27,850</u>
Total deferred outflows of resources	<u>83,589</u>
LIABILITIES	
Current liabilities:	
Payable from restricted assets:	
Accounts payable	781,445
Accrued liabilities	5,637
Deposits payable	10,765
Current portion of pension bonds payable	15,626
Current portion of interest payable	<u>2,064</u>
Total current liabilities	<u>815,537</u>
Noncurrent liabilities:	
Payable from restricted assets:	
Net OPEB liabilities	206,028
Pension bonds payable, less current portion	<u>154,981</u>
Total noncurrent liabilities	<u>361,009</u>
Total liabilities	<u>1,176,546</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows of resources related to OPEB	131,454
Deferred inflows of resources related to pensions	326,975
Deferred inflows of resources related to leases	<u>317,396</u>
Total deferred inflows of resources	<u>775,825</u>
NET POSITION	
Net investment in capital assets	18,046,704
Restricted for CRA	<u>27,993,586</u>
Total net position	<u>\$ 46,040,290</u>

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

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF ACTIVITIES
LAKELAND COMMUNITY REDEVELOPMENT AGENCY
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	<u>Net (expense) revenue and changes in net position</u>		
	<u>Primary Government</u>		
	<u>Expenses</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities Total</u>
Functions/Programs:			
Governmental activities			
Economic environment	\$ 12,275,311	\$ 75,000	\$ (12,200,311)
Interest on long-term debt	6,777	-	(6,777)
Total	<u>\$ 12,282,088</u>	<u>75,000</u>	<u>(12,207,088)</u>
 General revenues:			
Tax increment revenues			12,419,261
Investment earnings			1,336,524
Miscellaneous			405,457
Lease revenues			<u>89,407</u>
Total general revenues			<u>14,250,649</u>
Change in net position			2,043,561
Net position, beginning of year			<u>43,996,729</u>
Net position, end of year			<u>\$ 46,040,290</u>

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

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	<u>Major Funds</u>			
	<u>Downtown Redevelopment Trust Fund</u>	<u>Midtown Redevelopment Trust Fund</u>	<u>Dixieland Redevelopment Trust Fund</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and cash equivalents	\$ 9,333,360	\$ 17,029,493	\$ 2,072,381	\$ 28,435,234
Accounts receivable	4,410	129,316	-	133,726
Notes receivable	89,625	909,580	-	999,205
Leases receivable	-	280,586	-	280,586
Interest and dividends receivable	-	283	-	283
Total assets	<u>\$ 9,427,395</u>	<u>\$ 18,349,258</u>	<u>\$ 2,072,381</u>	<u>\$ 29,849,034</u>
LIABILITIES				
Accounts payable	\$ 180,213	\$ 328,318	\$ 272,914	\$ 781,445
Accrued liabilities	-	5,637	-	5,637
Deposits payable	-	10,765	-	10,765
Total liabilities	<u>180,213</u>	<u>344,720</u>	<u>272,914</u>	<u>797,847</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue	94,035	1,037,876	-	1,131,911
Deferred inflows of resources related to leases	-	317,396	-	317,396
Total deferred inflows of resources	<u>94,035</u>	<u>1,355,272</u>	<u>-</u>	<u>1,449,307</u>
FUND BALANCES				
Restricted for:				
CRA	<u>9,153,147</u>	<u>16,649,266</u>	<u>1,799,467</u>	<u>27,601,880</u>
Total fund balances	<u>9,153,147</u>	<u>16,649,266</u>	<u>1,799,467</u>	<u>27,601,880</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 9,427,395</u>	<u>\$ 18,349,258</u>	<u>\$ 2,072,381</u>	<u>\$ 29,849,034</u>

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

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Total Fund Balance - Governmental Funds	\$ 27,601,880
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Cost of the assets	23,782,121
Leased assets	260,490
Accumulated depreciation	(5,969,134)
Accumulated amortization	(26,773)
Net pension assets	13,334

The value of certain assets is not recorded in the governmental fund financial statements, because such amounts normally are not convertible to cash on a timely enough basis to pay for the current period's expenditures. These assets consist of the following:

Revenues collected more than 60 days from year end	1,131,911
Deferred outflows of resources related to pensions	55,739
Deferred outflows of resources related to OPEB	27,850

Certain long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported as liabilities in the governmental funds. Long-term liabilities at year-end consist of:

Bonds and notes payables	(172,671)
Net OPEB liability	(206,028)
Deferred inflows of resources related to OPEB	(131,454)
Deferred inflows of resources related to pensions	(326,975)

Net Position of Governmental Activities	<u>\$ 46,040,290</u>
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The accompanying notes are an integral part of the financial statements.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Downtown Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	Dixieland Redevelopment Trust Fund	Total Governmental Funds
REVENUES				
Tax increment revenues	\$ 3,820,461	\$ 8,182,101	\$ 416,699	\$ 12,419,261
Intergovernmental - 334000 - state grants	-	75,000	-	75,000
Interest revenue	344,770	738,379	100,124	1,183,273
Interest revenue - leases	-	3,558	-	3,558
Net increase (decrease) in fair value of investments	(225,491)	289,342	85,842	149,693
Rents and royalties	44,460	56,365	-	100,825
Lease revenue	-	89,407	-	89,407
Other miscellaneous revenues	21,090	283,542	-	304,632
Total revenues	<u>4,005,290</u>	<u>9,717,694</u>	<u>602,665</u>	<u>14,325,649</u>
EXPENDITURES				
Housing and urban development - community redevelopment	1,121,483	9,692,998	951,088	11,765,569
Capital outlay	503,049	433,698	306,950	1,243,697
Debt service				
Interest and other	-	4,713	-	4,713
Principle payments	-	15,041	-	15,041
Total expenditures	<u>1,624,532</u>	<u>10,146,450</u>	<u>1,258,038</u>	<u>13,029,020</u>
Net change in fund balances	2,380,758	(428,756)	(655,373)	1,296,629
FUND BALANCE, beginning of year	<u>6,772,389</u>	<u>17,078,022</u>	<u>2,454,840</u>	<u>26,305,251</u>
FUND BALANCE, end of year	<u>\$ 9,153,147</u>	<u>\$ 16,649,266</u>	<u>\$ 1,799,467</u>	<u>\$ 27,601,880</u>

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

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Net Change in Fund Balances - Total Governmental Funds.	\$	1,296,629
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Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Capital outlay		1,243,697
Depreciation expense		(536,756)
Amortization expense - leased assets		(8,683)

Certain deferred revenues that do not provide current financial resources are not reported as revenues in the governmental funds, but are included in the statement of activities.		11,378
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Contributions to certain retiree benefits do not use current financial resources and are not recorded in full as expenditures in the governmental funds, however, these disbursements increase the net OPEB obligation in the statement of activities.		15,213
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Contributions to certain pension plans use current financial resources and are recorded as expenditures in the governmental funds. However, a portion of these disbursements decrease the net pension asset/liability in the statement of activities.		9,106
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Accrued interest payable on long-term does not use current financial resources and is not recorded in full as expenditures in the governmental funds, but is included in the statement of activities.		(2,064)
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Repayment of principal on other long-term debt is recorded as an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		15,041
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Change in net position of governmental activities	\$	<u>2,043,561</u>
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The accompanying notes are an integral part of the financial statements.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Lakeland Community Redevelopment Agency's (the Agency) financial statements are prepared in accordance with U.S. Generally Accepted Accounting Principles (GAAP) as prescribed by the Governmental Accounting Standards Board (GASB).

A. Reporting Entity

The Lakeland Community Redevelopment Agency (Agency) was established in 1979 by the City of Lakeland, Florida (the City) under the provisions of Section 163.340, *Florida Statutes*. The City currently has a total of three Community Redevelopment Areas: Downtown (1979), Dixieland (2001), and Midtown (2001). The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the Agency pursuant to the redevelopment plans of the Agency for new residential and commercial activity. The board of directors of the Agency is comprised of seven members of the City Commission of the City and is separate, distinct, and independent from the governing body of the City.

For financial reporting purposes, the Agency is a component unit of the City and is thus included in the City's Annual Comprehensive Financial Report as a blended component unit and this report is not a complete presentation of the City of Lakeland.

B. Government-wide and Fund Financial Statements, and their underlying Basis of Accounting

The Agency's basic financial statements are presented in two separate and distinct formats. These consist of government-wide statements and fund financial statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Agency does not have any business-type activities and has only governmental activities. The accounts of the Agency are reported as special revenue funds.

Government-wide Statements In the Government-wide Statement of Net Position, the government activities are presented on a consolidated basis in separate columns. This statement is prepared using the *economic resources* measurement focus, meaning all assets and liabilities (including capital assets and long-term debt) are included in the Statement of Net Position. This accounting methodology is more consistent with the methodology used for business accounting in the private sector than "traditional" governmental accounting methodology.

Within this statement, the net position of the Agency (assets minus liabilities) is reported in three separate components – net investment in capital assets; restricted net position; and unrestricted net position. Whenever possible, the Agency utilizes restricted resources first to satisfy financial obligations.

The Government-wide Statement of Activities reports the degree to which the gross expenses, including depreciation, of the significant governmental functions provided by the Agency, are financed by the program revenues and the operating and capital grants directly related to the costs of providing each function. The statement then reports the extent to which the resulting net costs of these functions (gross expenses less directly related program revenues and grants) are financed by general revenues of the Agency (i.e. taxes, interest income, etc.) This statement is prepared using the *full accrual* basis of accounting, which determines the timing of the recording of revenues and expenditures/expenses. Under this basis of accounting, revenues are recorded when earned, and expenses are recorded when an obligation is incurred. These accounting methods are also more consistent with the methodologies used for business accounting in the private sector than "traditional" governmental accounting methodology.

Fund Financial Statements These statements report information at a higher level of detail, focusing on separate reporting of individual major funds, rather than consolidating financial data into the broad category of governmental activities.

The financial transactions of the Agency are reported in individual trust funds within the City's accounting system. Each fund is accounted for by providing a separate, self-balancing set of accounts comprised of the assets, liabilities, deferred inflows of resources, reserves, fund equity, revenues, and expenditures of each fund. All the Agency's funds are classified as governmental funds.

Governmental Funds – Within the fund financial statements, the accounting policies applied to governmental funds are intended to capture only those transactions that will occur in the short-term, and the ability to finance those activities as needed. The financial focus applied to governmental funds is called the *modified accrual* basis of accounting. Revenues are susceptible to accrual in the accounting period in which they become available and measurable, which generally means those revenues that are collected within 60 days after year end. The Agency accrues an asset equal to the value of all material revenue to which it is entitled. Expenditures are recognized in the accounting period in which the fund liability is incurred, if measurable. Exceptions are unmatured interest on general long-term debt, which is recognized when due.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Government-wide and Fund Financial Statements, and their underlying Basis of Accounting (continued)

Fund Financial Statements (continued)

Within governmental fund types, assets and liabilities are recorded using the *flow of current financial resources* measurement focus, meaning only current assets and current liabilities are generally included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of "available spendable resources".

In addition to assets and liabilities, the balance sheet and statement of net position will sometimes report a separate section for deferred outflows of resources and deferred inflows of resources. Deferred outflows of resources present a consumption of net assets by the government that is applicable to a future reporting period(s). Accordingly, deferred outflows related to pensions and deferred outflows related to OPEB are recognized as a deferred outflow in the Statement of Net Position. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Accordingly, deferred inflows related to pensions and deferred inflows related to OPEB are recognized as deferred inflows of resources in the Statement of Net Position. Deferred revenue, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from loans receivable. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

The governmental fund types utilized by the Agency are broken down as follows:

Special Revenue Funds – account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Dixieland CRA – a major fund used to account for and report financial resources that are restricted for general governmental expenditures within the Dixieland CRA District.

Mid-town CRA - a major fund used to account for and report financial resources that are restricted for general governmental expenditures within the Mid-town CRA District

Downtown CRA - a major fund used to account for and report financial resources that are restricted for general governmental expenditures within the Downtown CRA District

C. Budget Policy and Budgetary Data

The City prepares an annual operating budget for the Lakeland Community Redevelopment Agency. These budgets are prepared on the modified accrual basis of accounting. As of September 30, 2025, there were no material violations of budgetary requirements.

D. Cash and Cash Equivalents

The Agency has defined cash and cash equivalents to include cash on hand, demand deposits, cash with paying agents, money market funds, as well as equity in pooled cash.

The various funds of the City have combined their resources into a cash pool for the purpose of maximizing investment earnings on daily cash balances. The investment pool is comprised of money market funds, time deposits, notes, bonds, amounts invested with the Florida State Board of Administration (SBA), other securities, and accrued interest. Amounts invested with the SBA and money market funds are reported at cost, while all other investments are recorded at fair value. Revenue from pooled cash and investments is allocated based on the participation by each fund. Each fund's pro-rata share of pooled cash and investments is included in the caption "cash and cash equivalents". These amounts are also considered a cash equivalent because each fund can withdraw cash at any time without prior notice or penalty (See Note 3).

E. Receivables

Receivables are generally attributable amounts due to the Agency from mortgage agreements and leases. Receivables are reported net of allowance for uncollectible where applicable. No allowance was deemed necessary as of September 30, 2025.

The balances of receivables in the governmental funds are as follows:

	<u>Governmental Fund</u>
Due from:	
Other governments	\$ 600,000
Customers	813,800
	<u>\$ 1,413,800</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Unrestricted and Restricted Assets

The assets for LCRA are restricted. Restricted assets as of September 30, 2025, are as follows:

	Governmental Fund
Restricted assets:	
Cash and cash equivalents	\$ 28,435,234
Receivables:	
Accounts receivable	133,726
Notes receivable	999,205
Lease receivable	280,586
Interest receivable	283
Total restricted assets	<u>\$ 29,849,034</u>

G. Capital Assets

Capital equipment purchased with an original value of \$5,000 or more, and additions, improvements, and other capital outlays, having an original cost of \$5,000 or more, that significantly extend the useful lives, are capitalized. Utility plant is capitalized at cost. Capital assets used in governmental fund type operations are accounted for in the government-wide statements, rather than in the fund financial statements. Routine maintenance, repairs, renewals, and replacement costs are charged against operations.

Infrastructure assets consisting of certain improvements and additions such as roads, sidewalks and drainage systems having an original cost of \$25,000 or more, are capitalized.

Capital assets are valued at historical cost or estimated historical cost if actual historical cost was not available. Donated capital assets are valued at their acquisition value on the date donated.

The depreciation on assets, where disclosed, is provided using the straight-line method over the following estimated useful lives:

Land improvements	10 - 45 years
Buildings	15 - 50 years
Improvements, other than buildings	10 - 45 years
Improvements, sewer lines	40 - 90 years
Office machines	5 - 15 years
Communications equipment	5 - 10 years
Motor vehicles	4 - 20 years
Furnishings and fixtures	5 - 25 years
Maintenance equipment, tools	5 - 15 years
Roads and alleys	10 - 50 years
Sidewalks	25 - 50 years
Storm drainage	25 - 100 years
Utility plant	25 - 35 years

Depreciation expense on assets used in governmental activities is included in the expenses of each governmental function on the government-wide Statement of Activities. Depreciation of general infrastructure assets is included within the expenses of the most relevant function.

Intangible Assets

In accordance with GASB, intangible assets (including right-to-use leased assets) are classified as fixed assets. Right-to-use leased assets are representative of the CRA's right to use an asset over the life of a lease in which it is the lessee. The asset value is calculated as the initial amount of the lease liability, plus any lease payments made to the lessor before the lease commencement date, plus any initial direct costs incurred, minus any lease incentives received. Intangible assets are amortized according to the CRA's capitalization policy while right-to-use leased assets are amortized over the shorter of the asset's useful life or the term of the lease.

The capitalization levels of the CRA's right-to-use leased asset classes are as follows:

Leased office space	\$100,000
Leased office equipment	\$100,000

(continued)

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

G. Capital Assets (continued)

Leases as a Lessee

The CRA is a lessee for non-cancelable leases of office space, buildings, and equipment. The CRA recognizes a lease liability, and an intangible right-to-use leased asset for these leases in the financial statements.

At the commencement of a lease, the CRA initially measures the lease liability at the present value of lease payments expected to be made during the lease term. Lease payments to be made under reasonably certain extension options are also included in the measurement of the lease liability. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The right-to-use leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the term of the lease.

Key estimates and judgments related to leases include how the CRA determines the discount rate it uses to discount the expected lease payments to present value, the lease term, and the lease payments.

The CRA uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided or available, the CRA uses the interest rate implicit in the lease. If the interest rate implicit in the lease cannot be determined, the CRA generally uses its own estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the non-cancelable period of the lease. Lease payments included in the measurement of the lease liability are comprised of fixed payments to be made under the lease. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options are only included in the lease term if it is reasonably certain that the lease will be extended.

The CRA monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease assets and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Leases as a Lessor

The CRA is a lessor for non-cancelable leases of parking spaces and buildings. The CRA recognizes a lease receivable and a deferred inflow of resources for these leases in the financial statements.

At the commencement of a lease, the CRA initially measures the lease receivable at the present value of payments expected to be received during the lease term. Lease payments to be received under reasonably certain extension options are also included in the measurement of the lease receivable. 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 lease revenue over the term of the lease.

Key estimates and judgments related to leases include how the CRA determines the discount rate it uses to discount the expected lease receipts to present value, the lease term, and the lease receipts.

The CRA uses its own estimated incremental borrowing rate as the discount rate for leases in which it is the lessor.

The lease term includes the non-cancelable period of the lease. Lease receipts included in the measurement of the lease receivable are comprised of fixed payments to be received under the lease. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options are only included in the lease term if the lease is reasonably certain to be extended.

The CRA monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

H. Revenues

The Agency's primary source of revenue is tax increment funds. The tax increment is made up of property taxes contributed by the City and County to the Community Redevelopment Trust Fund. The tax increment is calculated annually based on increases to property values within the designated CRA districts using the year in which they were established as the "base year". For example, if an unimproved property was valued at \$10,000 in the base year and a new house is built on the property tomorrow, the new value of the property is \$25,000. The incremental difference in value (new assessed value – base year value) is \$15,000. Taxes collected on the property will be split between the City, County, and CRA according to these differences in value with the CRA receiving all taxes assessed on the incremental increase of \$15,000. Revenues generated by improvements in the CRA districts are to be reinvested in the district to continue to spur redevelopment.

Substantially all governmental fund revenues are accrued. Property taxes, which are levied annually based on the value of real property and tangible personal property as assessed on January 1, and are payable from November through the following March, are recognized in the same fiscal period in which payment is due.

The property tax calendar for 2025 is as follows:

Lien date	January 1, 2024
Levy date	January 1, 2024
Due dates	November 1, 2024 through March 31, 2025
Delinquent date	April 1, 2025
Tax certificate sale	On or before June 1, 2025

In the Government-wide Statement of Activities, revenue that is derived directly from the program itself or from outside sources, if restricted to a specific program, is called program revenue. Program revenue is classified as either charge for services, operating grants, or capital grants. Charges for services is revenue received by a particular function for the services that it provides to both entities outside of the City and to other City functions. Operating grant revenues come from other government entities to support the operation costs of particular functions and also from the earnings of permanent funds that are legally restricted to a particular function. Capital grants come from other government entities for the purpose of constructing or purchasing capital assets.

I. Indirect Expenses

Within the government-wide Statement of Activities, indirect expenses are not allocated to the functions of governmental activities. All expenses represent only direct expenses of each function.

J. Use of Estimates

Management has made estimates and assumptions relating to the reporting of assets and liabilities in conformity with GAAP. Actual results may differ.

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CITY OF LAKE LAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

K. Fund Equity

In the fund financial statements, governmental funds report fund balance in classifications based on the extent to which the City is bound to honor constraints on the specific purpose for which those amounts can be spent. The City uses restricted amounts first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the City would first use committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

The governmental fund balance in detail as of September 30, 2025, is as follows:

	<u>Governmental Funds</u>
Fund Balances:	
Restricted for:	
CRA	\$ 27,601,880
Total Fund Balance	<u>\$ 27,601,880</u>

There was no deficit fund balances as of September 30, 2025.

L. Pensions

For purposes of measuring the net pension liability and deferred outflows / inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City and the additions to / deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Employee Pension Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2 – ACCOUNTING AND REPORTING CHANGES

New Accounting Pronouncements

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This Statement 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. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023. Implementation of GASB 101 did not have a significant impact on the financial statements of the City for the fiscal year ending September 30, 2025.

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact to have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Implementation of GASB 102 had no effect on the financial statements of the City for the fiscal year ending September 30, 2025.

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Management has not determined what impact, if any, this GASB statement might have on its financial statements for the fiscal year ending September 30, 2026.

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to provide detailed information about capital assets in the notes to the financial statements. Lease assets, intangible right-to-use assets, Public-Private and Public-Public Partnerships, availability payment arrangements, and subscription should be disclosed separately by major class of underlying asset in the capital assets note disclosures. This statement will also require additional disclosure for capital assets held for sales. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Management has not determined what impact, if any, this GASB statement might have on its financial statements for the fiscal year ending September 30, 2026.

In December 2025, the GASB issued Statement No. 105, *Subsequent Events*. The objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. The requirements of this Statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Management has not determined what impact, if any, this GASB statement might have on its financial statements for the fiscal year ending September 30, 2027.

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3 - CASH, CASH EQUIVALENTS AND INVESTMENTS

A. Deposits

The Agency's cash as of September 30, 2025, consisted of equity in pooled cash in the amount of \$28,435,234. The Agency has elected to pool its cash with the City of Lakeland. At September 30, 2025, the Agency held a 2% interest in the investments of the pool. For additional information on the assets held by the pool, refer to Note 3 in the City of Lakeland's Annual Comprehensive Financial Report.

All balances are collateralized with securities held by the pledging financial institutions but not in the name of the City of Lakeland. This collateral consists of insurance provided by the FDIC and securities held by the State of Florida Public Deposit Security Trust Fund.

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the City of Lakeland's deposits may not be returned. Florida Statutes Chapter 280, *Florida Security for Public Deposits Act* requires deposits by governmental units in a financial institution be collateralized. The City of Lakeland's policy, in accordance with Florida Statutes, also requires the use of only authorized dealers and institutions and qualified public depositories, meeting the standards as set forth by the State of Florida and the Securities and Exchange Commission's Rule 15c3-1. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all amounts reported as deposits are deemed as insured or collateralized with securities held by the entity or its agent in the entity's name.

B. Cash Equivalents and Investments

Pooling of Cash and Investments. Except for cash in certain restricted and special funds, the City will consolidate cash balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation in each investment pool.

The City of Lakeland's cash investment pool is considered to be a cash equivalent for reporting purposes because it is an internally managed mutual fund which allows individual funds and sub-funds to, at any time, deposit additional cash or make withdrawals without prior notice or penalty.

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 4 –CAPITAL ASSETS

A. Capital Activity

Capital assets of the Agency as of September 30, 2025, consisted of the following:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities				
Non-depreciable assets:				
Land	\$ 5,127,955	\$ -	\$ -	\$ 5,127,955
Construction in process	331,558	984,824	-	1,316,382
Depreciable assets:				
Buildings	7,977,533	-	-	7,977,533
Improvements, other than buildings	2,317,665	-	-	2,317,665
Infrastructure	6,728,059	258,872	-	6,986,931
Equipment	55,654	-	-	55,654
Right-to-use assets	260,490	-	-	260,490
	<u>22,798,914</u>	<u>1,243,696</u>	<u>-</u>	<u>24,042,610</u>
Less accumulated depreciation/amortization:				
Buildings	2,305,988	226,266	-	2,532,254
Improvements, other than buildings	483,563	106,626	-	590,189
Infrastructure	2,623,322	199,689	-	2,823,011
Equipment	19,505	4,175	-	23,680
Leased assets	18,090	8,683	-	26,773
	<u>5,450,468</u>	<u>545,439</u>	<u>-</u>	<u>(5,995,907)</u>
Net capital assets	<u>\$ 17,348,446</u>	<u>\$ 698,257</u>	<u>\$ -</u>	<u>\$ 18,046,704</u>

B. Depreciation /Amortization Expense

Included in the government-wide Statement of Activities is depreciation/amortization expense for the year ended September 30, 2025, distributed to governmental functions as follows:

Governmental activities:	
Economic environment, including general infrastructure assets	\$ 545,439
Total depreciation/amortization expense - governmental activities	<u>\$ 545,439</u>

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(continued)

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5 - LONG-TERM LIABILITIES

A. Totals by Activity

The following is a summary of long-term obligation transactions of the Agency for the year ended September 30, 2025. Additional details are provided on subsequent pages.

	Balance October 1, 2024	Incurred	Satisfied	Balance September 30, 2025	Amount Due within One Year
Governmental Activities:					
Direct Borrowings	\$ 185,648	\$ -	\$ 15,041	\$ 170,607	\$ 15,626
	<u>\$ 185,648</u>	<u>\$ -</u>	<u>\$ 15,041</u>	<u>\$ 170,607</u>	<u>\$ 15,626</u>

Revenue bond and note obligations issued for the benefit of governmental activities are paid from amounts accumulated in legally required sinking funds maintained in the debt service fund. Loans issued for the benefit of governmental activities are not secured by one specific revenue pledge. These obligations are repaid directly from various revenue sources accounted for within special revenue funds.

Long-term obligations are classified in the Statement of Net Position as of September 30, 2025, as follows:

	Governmental Activities
<u>Restricted:</u>	
Current portion of bonds and notes payable	\$ 15,626
Revenue bonds and notes payable	154,981
	<u>\$ 170,607</u>

B. Revenue Bonds and Notes

The Agency's outstanding notes from direct borrowings related to governmental activities of \$170,607 contain certain provisions that in the event of default, outstanding amounts become immediately due if the City is unable to make a payment and are subject to acceleration clauses in the event material adverse changes occur.

Revenue bonds and notes issued and outstanding as of September 30, 2025, are as follows:

Purpose	Series	Issue Amount	Maturity Date	Interest Rates	Year-end Balances
Governmental Activities:					
Direct Borrowings:					
Florida Taxable Pension Liability Reduction Note	2020	\$ 242,697	10/1/2040	2.420	\$ 170,607
		<u>\$ 242,697</u>			<u>\$ 170,607</u>

The Florida Taxable Pension Liability Reduction Note are secured by a covenant to budget and appropriate non-ad valorem revenues of the City in sufficient annual amounts to satisfy the debt service requirements on those bonds.

The Florida Taxable Pension Liability Reduction Note represents the Agency's portion of the \$81 million note issued by the City. The note requires the establishment of debt service reserve accounts and sinking funds to accumulate the funds needed to make annual debt service payments. As of September 30, 2025, the City is in compliance with all required covenants of the bond ordinances, including compliance with federal arbitrage regulations.

CITY OF LAKE LAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5 - LONG-TERM LIABILITIES (continued)

B. Revenue Bonds and Notes (continued)

Revenue bonds and notes issued and outstanding as of September 30, 2025, are as follows:

<u>Governmental activities:</u>	<u>Direct Borrowings</u> Florida Taxable Pension Liability Reduction Note, Series 2020
Events of Default with finance-related consequences:	
Non-payment of principal and/or interest when due	X
Failure to make required sinking/reserve fund deposits	
Bankruptcy filings, not discharged	X
Proceedings effecting the composition of debts or claims to pledged revenues	X
Failure to comply with covenants and obligations of the issuer, not remedied in 60 days	X
Rating of the issuer downgraded below Baa1 or BBB+ on any non-ad valorem revenue obligations	X

C. Debt Service Requirement to Maturity

The requirements to repay all long-term debt outstanding as of September 30, 2025, are summarized in the following table.

<u>Year</u>	<u>Governmental Activities:</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2026	\$ 15,626	\$ 3,939	\$ 19,565
2027	16,240	3,554	19,794
2028	16,869	3,154	20,023
2029	17,513	2,738	20,251
2030	18,172	2,306	20,478
2031	18,861	1,858	20,719
2032	10,322	1,505	11,827
2033	12,719	1,226	13,945
2034	9,753	954	10,707
2035	10,831	705	11,536
2036	7,056	488	7,544
2037	5,978	330	6,308
2038	4,360	205	4,565
2039	4,360	100	4,460
2040	944	36	980
2041	1,003	12	1,015
	<u>\$ 170,607</u>	<u>\$ 23,110</u>	<u>\$ 193,717</u>

NOTE 6 – INTEREST EXPENSE

All interest expenses of governmental activities are disclosed separately from related functional expenses on the government-wide Statement of Activities. The total amount of interest charged to expenses for the year ended September 30, 2025, is as follows:

	<u>Governmental Activities</u>
Amount charged to expense	\$ 6,777
Total	<u>\$ 6,777</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7 – RISK FINANCING ACTIVITIES

The City has established a self-insurance fund for worker's compensation, general liability, public official's liability, airport liability, automobile liability, property, boiler machinery, and health insurance. The purpose of this fund is to account for the cost of claims and management fees incurred in conjunction with self-insurance programs. The City makes contributions to the fund based on actuarially computed funding levels. All claims pending as of September 30, 2025 have been accrued in the financial statements of the Self-Insurance Fund. An estimated liability for incurred-but-not-reported claims also has been accrued in the financial statements of the Self-Insurance Fund.

The City purchases worker's compensation insurance coverage for claims in excess of \$350,000 per employee and includes employers liability up to \$1,000,000 per occurrence. The City purchases excess medical insurance coverage for health insurance claims in excess of \$435,000 annually, with an unlimited maximum per year/per lifetime. Refer to the City of Lakeland, Florida Annual Comprehensive Financial Report for additional disclosures.

NOTE 8 - LEASES

A. Lessee Leases

On August 8, 2022, City of Lakeland, FL entered into a 30-year lease as a lessee for the use of parking spaces for the public. The City paid, as per the agreement, \$2,500,000 as lease consideration for a period of 30 yrs. The parking lease is allocated between City of Lakeland's Public Improvement Fund and Downtown CRA. Downtown CRA's portion is \$260,490. The parking structure's useful life was 30 years as of the contract commencement. The book value of the right to use asset for the portion of the lease allocated to the Downtown CRA as of September 30, 2025, was \$233,717 with accumulated amortization of \$26,773 is classified in the table below. Because the lease payments were pre-paid, lease liability was not recognized.

	Lease Asset Value
Governmental activities:	
Right to use asset - buildings	\$ 260,490
Less accumulated amortization:	
Buildings	26,773
Net leased assets	\$ 233,717

B. Lessor Leases

The CRA is a lessor in 7 non-cancelable leases of parking spaces, event spaces and buildings for terms ranging from 3 to 10 years. Net reductions of \$ 7,979 during the year. As of September 30, 2025, the values of the lease's receivable and deferred inflows of resources are \$280,586 and \$317,396 respectively. The leases have interest at rates ranging from 0.552% to 1.400%. LCRA recognized lease revenue of \$89,407 for the fiscal year ending September 30, 2025.

On June 13, 2018, the CRA entered into an 80-month lease as a lessor for the use of parking spaces. The CRA received \$200,000 at the time of execution of the lease. Accordingly, no lease receivable was recognized. The value of the deferred inflow of resources as of September 30, 2025, was \$54,027 and the CRA recognized lease revenue of \$20,000 during the fiscal year which are included in the lease revenue and deferred inflows of resources totals reported above.

Lease Schedules

The principal and interest payments expected to maturity for leases receivable as of September 30, 2025, are summarized in the following table:

Fiscal Year	Governmental Activities		Total
	Principal Payments	Interest Payments	
2026	\$ 64,098	\$ 3,082	\$ 67,180
2027	65,025	2,409	67,434
2028	48,892	1,747	50,639
2029	34,082	1,206	35,288
2030	33,539	744	34,283
2031	34,950	266	35,216
	<u>\$ 280,586</u>	<u>\$ 9,454</u>	<u>\$ 290,040</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 8 - LEASES (continued)

B. Lessor Leases (continued)

Variable Lease

Of the 7 leases, one lease of event space which was executed on August 1, 2018, for 10 years for lease payments based on future performance - 5% of gross receipts of rental income. This lease is a variable lease and was excluded from measurement of leases receivable and deferred inflows of resources. The lease rent is variable and depends on future performance - 5% - 7.5% of gross receipt of rental income. The amount of variable rent recognized for the fiscal year ending September 30, 2025, is \$122,240.

NOTE 9- DEFINED BENEFIT PENSION PLAN

Summary of Significant Accounting Principles

For purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pensions, pension expenses, information about the fiduciary net position of the City of Lakeland's Employees' Pension and Retirement System, and additions to/deductions from the Employees' Pension and Retirement System's fiduciary net position have been determined on the same basis as that are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

The Plan is maintained using the accrual basis of accounting. Employee and employer contributions are recognized as revenue in the period in which the employee services are performed. Expenses are recognized when they are incurred and revenues are recognized when they are earned. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. 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, the actual results could differ from those estimates. Investments are recorded at fair value. Dividends and interest are recognized when earned. Gains and losses on sales are recognized on the trade date.

Plan Description

The City of Lakeland Employees' Pension and Retirement System administers the City of Lakeland Employees' Pension Plan – a single employer, defined benefit pension plan that provides pensions for all full-time, regular employees of the City. The authority for the establishment and amendment of the Plan, benefits, vesting, and contributions are established by City Ordinances. Government plans are not subject to the provisions of the Employee's Retirement Income Security Act of 1974 (ERISA).

Management of the plan is vested in the Employees' Pension Board, which consists of seven (7) active members – three (3) of which are elected by plan members for 3-year terms, three (3) appointed by the City Commission for 3-year terms and one (1) appointed by the board.

This Plan is a pension trust fund (fiduciary fund type) of the City that contains three pension plan options (Plans A, B, and C). Each plan option is part of a single employer, defined benefit pension plan offered by the City with a defined contribution option available to certain eligible employees. Plan A is eligible to employees of the City hired prior to October 1, 2003. Plan B is eligible to employees hired on or after October 1, 2003, through February 15, 2012. Plan C is eligible to employees hired after December 29, 2011, or who have made an irrevocable election to convert their prospective benefit calculation to Plan C as of February 15, 2012. The defined contribution option allows certain eligible employees to cease participation in this Plan and begin participation in the City's defined contribution plan.

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – DEFINED BENEFIT PENSION PLAN (continued)

Deferred Retirement Option Plan (DROP)

A Deferred Retirement Option Plan (DROP) was enacted on December 19, 2009, by Ordinance 4727. On June 5, 2023, Ordinance 5989 was passed and certified. Under this Plan, participants who have attained eligibility may continue working with the city for up to ninety-six months, at the employee's option, while receiving a retirement benefit that is deposited into a DROP account. Ordinance No. 23-023 Amending Section 23.4.5 of Article II of Division II of the Charter of the City expanded the DROP period and amend terminology; provided for codification; provided for severability; repealed all ordinances in conflict herewith and provided an effective date. On October 1, 2023, there were 134 DROP participants.

Cost of Living Adjustment

No cost of living increase was awarded for fiscal year 2025.

Funding Policy, Contributions Required, and Contributions Made

Under Ordinance 5989, Section 23.4.5, the Amended Plan grants the authority to the City Commission to establish and modify contribution requirements of the City and active plan members. The Plan is subject to periodic review by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute at least monthly to the fund in an amount equal to the required city contribution as shown by the applicable actuarial valuation system. A potential area of variability has to do with the annual payment on the unfunded accrued liability (UAL). This payment is computed as a level percent of covered payroll under the assumption that covered payroll with rise by 2.5% per year or, if less, the average payroll growth over the most recent ten years. The most recent 10-year average is 1.31% compared to 0.58% last year. After the assumption and method changes, the Unfunded Actuarial Accrued Liability is under \$0, and this limitation on the payroll growth assumption has no impact on the required contribution rate. Contributions to the pension plan from the Agency were \$31,306 for the year ended September 30, 2025.

In March 2020, the City issued pension obligation notes in the amount of \$81,000,000. Allocable shares of the proceeds from the notes were deposited in each of the City's three pension funds, to reduce their respective unfunded liabilities. As part of that process, the City negotiated credit balances with each pension board, which would be applied against and reduce the City's employer contributions each year over the life of the notes. This reduction was necessary so that the City had funds to pay the debt service on the notes. One effect of establishing credit balance was that note proceeds would be recognized by the pension systems over time. Regardless, both the City and employees realized net savings in their contributions as a result of this transaction.

In a revised actuarial report completed for the Employees' Retirement System in March 2023, system asset values were reset to their full market values as of 10/1/2022, including the full recognition of the proceeds from the pension notes that were deposited into the fund. The credit balance related to the pension notes was eliminated for FY 2025 and thereafter. Contribution rates (for FY2025 and FY2026) for both the employer and employees were recalculated, resulting in net savings for both parties. A similar process and result were employed by the Police Officers Pension System. The Firefighters' Pension System did not make the aforementioned change.

As of September 30, 2025, the City has a net liability; however, the LCRA reported an asset of \$13,334 for its proportionate share of the net pension liability of the Employees' Pension and Retirement System due to recognition of an increase of deferred outflows. The net pension liability was measured as of September 30, 2024. The total pension liabilities were determined by an actuarial valuation date of October 1, 2023, and financial information through September 30, 2024. The LCRA's portion of the net pension liability was based on the LCRA's share of the actual contributions to the pension plan relative to the actual total contributions of the City of Lakeland. As of September 30, 2025, LCRA's proportion was 0.36148%, which is an increase of 55.4% from the proportion allocation as of September 30, 2024.

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – DEFINED BENEFIT PENSION PLAN (continued)

Funding Policy, Contributions Required, and Contributions Made (continued)

For the year ended September 30, 2025, the LCRA recognized pension expense of \$22,200 as of September 30, 2025, the LCRA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Proportionate share of contributions subsequent to measurement date	\$ 31,306	\$ -
Differences between expected and actual experience	18,312	1,431
Changes in assumption	6,121	10,735
Differences between projected and actual earnings	-	314,809
Total	<u>\$ 55,739</u>	<u>\$ 326,975</u>

\$31,306 reported as deferred outflows of resources related to pensions resulting from the Agency's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expenses as follows:

Fiscal year ended September 30th:

2026	\$ (108,516)
2027	94,102
2028	(161,392)
2029	(126,736)
	<u>\$ (302,542)</u>

Actuarial Assumptions

The total pension liability in the October 1, 2023, actuarial valuation rolled-forward to September 30, 2024, was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Investment rate of return	6.75%
Salary increases	4.0% to 12.5% depending on service, including inflation
Inflation rate	2.50%
Post-retirement benefit increases	N/A
Retirement rate	Experienced-based table of rates that are specific to the type of eligibility condition.
Mortality table	PUB-2010 Headcount Weighted General Below Median Employee Table

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The projected long-term real rate of return for the Plan net of investment expenses is 5.925%. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2025 (see the discussion of the pension plan's investment policy) are summarized in the following table:

Asset Class (Market)	Target Allocation	Long-Term Expected Real Rate of Return	Asset Group Contribution
Domestic Equity	47.50%	7.50%	3.5625%
International Equity	12.50%	8.50%	1.0625%
Domestic Bonds	25.00%	2.50%	0.6250%
Real Estate	15.00%	4.50%	0.6750%
Total Investments	<u>100.00%</u>		<u>5.925%</u>

(continued)

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9 – DEFINED BENEFIT PENSION PLAN (continued)

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that the plan members' contributions will be made at the current contribution rate and the City contributions will be made at the rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments (6.75%) was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the LCRA's proportionate share of the net pension liability calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage point higher (7.75%) than the current rate.

	<u>1% Decrease Rate 5.75%</u>	<u>Current Discount Rate 6.75%</u>	<u>1% Increase Rate 7.75%</u>
LCRA's proportionate share of the net pension liability (asset)	\$ 4,268	\$ 13,334	\$ (1,338)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Employee's Pension and Retirement System financial report. For more information pertaining to the aforementioned plan, refer to the City of Lakeland, Florida stand-alone financial statements for the plan, which can be obtained by contacting the City of Lakeland, Finance Department, City Hall, 228 S. Massachusetts Ave., Lakeland, FL 33801-5086.

Payable to the Pension Plan

At September 30, 2025, the LCRA reported a payable of \$2,096 for the outstanding amount of contributions to the pension plan required for the year ended September 30, 2025.

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS

A. Health Insurance Trust Fund

Plan Description

Effective October 1, 2017, the City's Retiree Healthcare Trust Fund adopted the provisions of GASB Statement No. 75, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. This Statement replaces Statements No. 45, *Financial Reporting for Post-Employment Benefit Plans Other Than Pension Plans*. In addition to providing pension benefits, the City Commission has agreed to offer subsidized post-employment health care benefits to former employees who are receiving retirement benefits from the City in conjunction with the Employees' Pension and Retirement System Plan.

The Retiree Health Insurance Plan is a single employer defined benefit healthcare plan administered by the City of Lakeland Retiree Healthcare Trust. The City Commission serves as the trustees of the plan. The plan provides for healthcare insurance for eligible retirees and their spouses and dependents through the City-sponsored health insurance plan as formally adopted by City ordinance. One other form of subsidy consists of a payment of up to 50 percent of the cost of Part A Medicare insurance coverage purchased by a former employee who is not otherwise eligible for Medicare coverage. To date, there have been no participants in this program. Under *Florida Statue* 112.08, if the City offers insurance to active employees, the City must offer the same to the retirees. The difference is the City can charge the full premium to the retiree based on the active employees'/city portion of the premiums for the plan they are enrolled in.

The Plan does not issue a stand-alone publicly available financial report. In accordance with the requirements of GASB Statement 74, *Financial Reporting for Post-Employment Benefit Plans Other Than Pension Plans*, the City has elected to present the Lakeland Retiree Healthcare Trust as fiduciary fund and include the required disclosures and required supplementary information in its annual financial statements.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (continued)

A. Health Insurance Trust Fund (continued)

Funding Policy and Contributions Made

The contribution percentages are set forth by City ordinance. The City subsidy is equal to \$5 per month for each year of service accumulated at retirement (maximum 30 years of service or \$150 per month). The City will fund the benefit by placing 1.5% of the annual covered payroll into a trust. Retirees are required to make an election as to participation in the City-sponsored health insurance plan upon retirement. Effective January 1, 2003, any employee who wishes to have his/her spouse and dependents insured on the City of Lakeland's Health Insurance Plan prior to retirement, will be required to have them on the plan one year prior to retirement. Should a participant at any time elect not to purchase coverage from the City-sponsored plan, all eligibility for future participation in that plan, including rights to the subsidy, is terminated. Plan provisions may be amended by city ordinance. Agency contributions totaled \$21,313 for the year ended September 30, 2025.

Effective January 1, 2003, all new hires will not be eligible for the retiree subsidy plan which has been formally adopted by City ordinance 4379. The City has established a Trust to accumulate and invest the assets necessary to pay for the accumulated liability.

As of September 30, 2025, LCRA reported a liability of \$206,028 for its proportionate share of the net OPEB liability of the Health Insurance Trust Fund. The net OPEB liability was measured as of September 30, 2025, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of September 30, 2025. The LCRA's portion of the net OPEB liability was based on the LCRA's share of the actual contributions to the Health Insurance Trust Fund relative to the actual total contributions of the City of Lakeland. As of September 30, 2025, LCRA's proportionate share was 0.23807% and 0.25280% as of September 30, 2024.

For the year ended September 30, 2025, the LCRA recognized OPEB expense of \$6,100, which is a 95.65 % idcrease from the gain reported as of September 30, 2024. As of September 30, 2025, the LCRA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes in assumptions	\$ 19,064	\$ 97,171
Net difference between projected and actual earnings	-	3,286
Differences between expected and actual experience	8,786	30,997
	<u>\$ 27,850</u>	<u>\$ 131,454</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal year ended September 30th:	
2026	\$ (22,083)
2027	(22,971)
2028	(22,770)
2029	(18,429)
2030	(9,695)
Thereafter	(7,656)
	<u>\$ (103,604)</u>

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (continued)

A. Health Insurance Trust Fund (continued)

Actuarial Assumptions

Significant Assumptions: The date of the actuarial valuation on which the plan's liability was determined was October 1, 2024, rolled forward to September 30, 2025. The following actuarial assumptions were applied.

Valuation Date	October 1, 2024
Measurement Date	September 30, 2025
Discount rate	
Implicit	4.49%
Explicit	6.84%
Health care cost trend rate	
Pre-Medicare medical & Rx benefits	
Select	7.00%
Ultimate	4.50%
Salary changes	3.5% per annum
Postemployment benefit changes	N/A
Mortality rates	
	Pub-2010 projected forward using scale MP-2021
Long-term expected rate of return	tax-exempt, high quality municipal bond
Asset valuation	fair market value
Date of experience study	24 months ending September 30, 2025

The total OPEB liability was determined by an actuarial valuation as of September 30, 2025, using the previously listed actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified.

Changes in Assumptions

The following assumption changes were since the prior evaluation:

- The discount rate for the implicit subsidy was increased from 3.98% to 4.49%.
- The pre-Medicare health care cost trend rate for select was increased from 6.50% to 7.00%.

Interest rates

Discount (or interest) rates are used to reflect the time value of money. Discount rates are used in determining the present value of the valuation date of future cash flows currently expected to be required to satisfy the postretirement benefit obligation. The long-term expected rate of return using arithmetic mean on OPEB investments was determined using the rate of return on tax-exempt, high quality municipal bonds (20-year, tax-exempt municipal bond - 4.49%) blended with the expected rate of return on trust assets.

The discount rate used to measure the total OPEB liability was 4.49% for the implicit subsidy and 6.84% for the explicit subsidy. The discount rate increased from 3.98%. The municipal bond rate used in the discount rate is the average yield of two 20-year bond indices (S&P Municipal Bond 20-year High Grade Index - 4.50% and Fidelity GO AA 20-year - 4.44%).

The annual money-weighted rate of return that expresses investment performance, net of investment expense, adjusted for changes in the amount actually invested was 9.38%.

(continued)

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (continued)

A. Health Insurance Trust Fund (continued)

Investments

Investments are held in the City's Consolidated Investment Fund. For information regarding the Consolidated Fund's investment policies, asset allocations, and descriptions of significant investments, refer to Note 3 C.

The rates of return for the assets of the Trust as of September 30, 2025, are summarized in the following table:

<u>Asset Allocation:</u>	<u>%</u>	<u>Returns (with inflation)</u>	<u>Balance</u>	<u>% of Net Position</u>
Consolidated funds	102.59%	6.75%	\$ 14,510,408	100.0%
Money market funds	-2.93%	3.00%	(123,889)	-1.0%
Cash	0.00%	0.00%	123,889	1.0%
Accounts receivable	0.34%	0.00%	60,158	0.0%
Total	100.00%		\$ 14,570,566	100%

Rate of Return

For the year ended September 30, 2025, the total annual rate of return (with inflation) was 6.84%.

Projected Benefit Payments

The long-term expected rate of return is used for the first two years of the benefit payments. Thereafter, the municipal bond rate index is applied to the remainder of the life of the plan.

Net OPEB Liability

The components of the Net OPEB Liability for the Health Insurance Trust Fund for LCRA's proportionate share as of September 30, 2025, were as follows:

Total OPEB Liability	\$ 375,529
Less: Fiduciary Net Position	169,501
Net OPEB Liability	<u>\$ 206,028</u>

Fiduciary Net Position as a percentage of the total OPEB liability 45.14 %

Changes in Net OPEB Liability for LCRA's proportionate share

	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
Beginning balances.	\$ 425,669	\$ 190,802	\$ 234,867
Changes for the year:			
Service cost	12,326	-	12,326
Interest cost	17,529	-	17,529
Benefit payments	(20,928)	(20,928)	-
Difference between expected and actual experience	-	-	-
Changes in assumptions	(34,262)	-	(34,262)
Cost share allocation	(24,805)	(24,805)	-
Contributions - employer	-	21,313	(21,313)
Contributions - employees	-	198	(198)
Investment income	-	2,921	(2,921)
Net changes	<u>(50,140)</u>	<u>(21,301)</u>	<u>(28,839)</u>
Ending balances	<u>\$ 375,529</u>	<u>\$ 169,501</u>	<u>\$ 206,028</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 10 – OTHER POST EMPLOYMENT BENEFITS (continued)

A. Health Insurance Trust Fund (continued)

Sensitivity of the net OPEB liability to changes in the discount rate

The sensitivity of the net OPEB liability for LCRA's proportionate share to a discount rate 1% (5.49%) higher and 1% lower (3.49%) than the discount rate of 4.49% are as follows:

1% Decrease Rate (3.49%)	Current Discount Rate (4.49%)	1% Increase Rate (5.49%)
\$ 413,010	\$ 206,028	\$ 285,084

Sensitivity to the net OPEB liability to changes in the healthcare cost trend rate

The sensitivity of the net OPEB liability for LCRA's proportionate share using healthcare cost trend rates 1% higher and 1% lower than the current trend rates are as follows:

Trend	Net OPEB Liability
1% decrease	\$ 280,802
Current trend	\$ 206,028
1% increase	\$ 419,427

Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Employee's Pension and Retirement System financial report. For more information pertaining to the aforementioned plan, refer to the City of Lakeland, Florida stand-alone financial statements for the plan, which can be obtained by contacting the City of Lakeland, Finance Department, City Hall, 228 S. Massachusetts Ave., Lakeland, FL 33801-5086.

Actuarial cost method	Entry Age Normal as a Level Percentage of Payroll
Valuation Date	9/30/25
Projected benefit payment period	7.93 years
Discount rate	
Implicit	4.49%
Explicit	6.84%
Health care cost trend rate:	
Medical and Rx benefits	
Select	7.00%
Ultimate	4.50%

B. Survivor Benefit Trust Fund

The City Commission through Ordinance No. 3434, established the Employee's Survivor's Benefit Fund to provide a life insurance benefit of 12 times the monthly retirement benefits up to \$150,000 to eligible beneficiaries of certain retirees meeting eligibility requirements. Upon the death of any employee who is regularly retired and currently receiving a pension benefit under the City of Lakeland Employee Pension Fund. The City pays an annual insurance premium to the underwriter who assumes the liability for benefit payments to beneficiaries. The City paid \$879,040 in insurance premiums for the fiscal year 2025.

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE
BUDGET (GAAP BASIS) AND ACTUAL
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Downtown Redevelopment Trust Fund</u>				
	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Tax increment revenues	\$ 3,883,664	\$ 3,883,664	\$ 3,820,461	\$ (63,203)
Interest revenue	175,000	175,000	344,770	169,770
Net increase (decrease) in fair value of investments	-	-	(225,491)	(225,491)
Rents and royalties	-	-	44,460	44,460
Other miscellaneous revenues	-	-	21,090	21,090
Total revenues	<u>4,058,664</u>	<u>4,058,664</u>	<u>4,005,290</u>	<u>(53,374)</u>
EXPENDITURES				
Current:				
Housing and urban development - community redevelopment	4,515,871	7,595,728	1,121,483	6,474,245
Capital outlay	-	1,086,849	503,049	583,800
Interest and other	575,000	575,000	-	575,000
Total expenditures	<u>5,090,871</u>	<u>9,257,577</u>	<u>1,624,532</u>	<u>7,633,045</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(1,032,207)</u>	<u>(5,198,913)</u>	<u>2,380,758</u>	<u>7,579,671</u>
OTHER FINANCING USES				
Transfer to primary government	(60,032)	(60,032)	-	60,032
Total other financing uses	<u>(60,032)</u>	<u>(60,032)</u>	<u>-</u>	<u>60,032</u>
NET CHANGE IN FUND BALANCE	(1,092,239)	(5,258,945)	2,380,758	7,639,703
FUND BALANCE, beginning of year	6,772,389	6,772,389	6,772,389	-
FUND BALANCE, end of year	<u>\$ 5,680,150</u>	<u>\$ 1,513,444</u>	<u>\$ 9,153,147</u>	<u>\$ 7,639,703</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE
BUDGET (GAAP BASIS) AND ACTUAL
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Midtown Redevelopment Trust Fund				
	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Tax increment revenues	\$ 8,255,733	\$ 8,255,733	\$ 8,182,101	\$ (73,632)
Intergovernmental - 334000 - state grants	-	-	75,000	75,000
Interest revenue	241,000	241,000	738,379	497,379
Interest revenue leases	-	-	3,558	3,558
Net increase (decrease) in fair value of investments	-	-	289,342	289,342
Rents and royalties	162,000	162,000	56,365	(105,635)
Lease revenue	-	-	89,407	89,407
Other miscellaneous revenues	244,683	244,683	283,542	38,859
Total revenues	<u>8,903,416</u>	<u>8,903,416</u>	<u>9,717,694</u>	<u>814,278</u>
EXPENDITURES				
Current:				
Housing and urban development - community redevelopment	3,953,180	14,410,610	9,692,998	4,717,612
Capital outlay	1,585,075	4,283,859	433,698	3,850,161
Interest and other	-	-	4,713	(4,713)
Principal payments	-	-	15,041	(15,041)
Total expenditures	<u>5,538,255</u>	<u>18,694,469</u>	<u>10,146,450</u>	<u>8,548,019</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>3,365,161</u>	<u>(9,791,053)</u>	<u>(428,756)</u>	<u>9,362,297</u>
OTHER FINANCING USES				
Transfer to primary government	(867,828)	(1,111,008)	-	1,111,008
Total other financing uses	<u>(867,828)</u>	<u>(1,111,008)</u>	<u>-</u>	<u>1,111,008</u>
NET CHANGE IN FUND BALANCE	2,497,333	(10,902,061)	(428,756)	10,473,305
FUND BALANCE, beginning of year	17,078,022	17,078,022	17,078,022	-
FUND BALANCE, end of year	<u>\$ 19,575,355</u>	<u>\$ 6,175,961</u>	<u>\$ 16,649,266</u>	<u>\$ 10,473,305</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

BUDGETARY COMPARISON SCHEDULE
BUDGET (GAAP BASIS) AND ACTUAL
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

<u>Dixieland Redevelopment Trust Fund</u>				
	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Tax increment revenues	\$ 421,549	\$ 421,549	\$ 416,699	\$ (4,850)
Interest revenue	58,000	58,000	100,124	42,124
Net increase (decrease) in fair value of investments	-	-	85,842	85,842
Total revenues	<u>479,549</u>	<u>479,549</u>	<u>602,665</u>	<u>123,116</u>
EXPENDITURES				
Current:				
Housing and urban development - community redevelopment	440,027	1,718,442	951,088	767,354
Capital outlay	125,000	1,039,356	306,950	732,406
Total expenditures	<u>565,027</u>	<u>2,757,798</u>	<u>1,258,038</u>	<u>1,499,760</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(85,478)</u>	<u>(2,278,249)</u>	<u>(655,373)</u>	<u>1,622,876</u>
OTHER FINANCING USES				
Transfer to primary government	(7,514)	(7,514)	-	7,514
Total other financing uses	<u>(7,514)</u>	<u>(7,514)</u>	<u>-</u>	<u>7,514</u>
NET CHANGE IN FUND BALANCE	(92,992)	(2,285,763)	(655,373)	1,630,390
FUND BALANCE, beginning of year	<u>2,454,840</u>	<u>2,454,840</u>	<u>2,454,840</u>	<u>-</u>
FUND BALANCE, end of year	<u>\$ 2,361,848</u>	<u>\$ 169,077</u>	<u>\$ 1,799,467</u>	<u>\$ 1,630,390</u>

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

REQUIRED SUPPLEMENTARY INFORMATION
EMPLOYEE PENSION FUND
SEPTEMBER 30, 2025

SCHEDULE OF LCRA's PROPORTIONATE SHARE OF THE CITY'S NET PENSION LIABILITY

Employees' Pension & Retirement System					
Fiscal year:	2025	2024	2023	2022	2021
Measurement date:	2024	2023	2022	2021	2020
LCRA's proportion of the net pension (asset) liability	0.3615%	0.2326%	0.2206%	0.4165%	0.4222%
LCRA's portion of the net pension (asset) liability	\$ (13,334)	\$ 208,120	\$ 240,805	\$ (306,856)	\$ 261,000
LCRA's covered payroll	\$ 343,752	\$ 203,077	\$ 180,740	\$ 351,194	\$ 374,560
LCRA's proportionate share as a % of covered payroll	(3.88)%	102.48%	133.23%	(87.38)%	69.68%
Plan fiduciary net position as a % total pension (asset) liability	95.78%	87.89%	85.92%	109.99%	91.65%
GASB 68 was implemented in fiscal year 2015 Schedule shows information for 10 years.					

Employees' Pension & Retirement System					
Fiscal year:	2020	2019	2018	2017	2016
Measurement date:	2019	2018	2017	2016	2015
LCRA's proportion of the net pension (asset) liability	0.3165%	0.4195%	0.3185%	0.3117%	0.0643%
LCRA's portion of the net pension (asset) liability	\$ 388,457	\$ 433,229	\$ 366,894	\$ 428,445	\$ 95,015
LCRA's covered payroll	\$ 276,833	\$ 370,396	\$ 269,624	\$ 51,651	\$ 51,238
LCRA's proportionate share as a % of covered payroll	140.32%	116.96%	136.08%	829.50%	185.44%
Plan fiduciary net position as a % total pension (asset) liability	83.03%	85.51%	83.36%	79.69%	77.14%
GASB 68 was implemented in fiscal year 2015 Schedule shows information for 10 years. Schedule show s information for 10 years.					

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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

REQUIRED SUPPLEMENTARY INFORMATION
EMPLOYEE PENSION FUND
SEPTEMBER 30, 2025

SCHEDULE OF LCRA's PENSION CONTRIBUTIONS

Employees' Pension & Retirement System						
Year Ended Sep 30th	Actuarially Determined Contribution **	Annual Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a % of Covered Payroll	
2025	\$ 30,010	31,306	\$ (1,296)	\$ 343,752	9.11%	
2024	16,357	24,466	(8,109)	180,740	13.54%	
2023	14,531	15,035	(504)	180,740	8.32%	
2022	67,886	14,102	53,784	351,194	4.02%	
2021	72,140	38,090	34,050	374,560	10.17%	
2020	54,481	286,465	(231,984)	276,833	103.48%	
2019	50,125	49,954	171	253,796	19.68%	
2018	73,153	64,913	8,240	370,396	17.53%	
2017	51,957	46,927	5,030	269,624	17.40%	
2016	9,757	34,923	(25,166)	51,651	67.61%	

GASB 68 was implemented in fiscal year 2015.

Schedule shows information for 10 years.

** The actuarially determined contribution is calculated as the actuarially determined contribution percentage multiplied by the actual pensionable payroll for the fiscal year.

The City contributed \$15 million to the Employee Pension Fund in FY 2016 as an advance payment against the employer's share of the unfunded pension liability. In return for this advance payment, the City (as the employer) will receive an annual credit against its regular payment into the fund. As a result of the \$15,000,000 advance payment, a contribution deficiency will be reflected in future years through FY 2031 as the credit will be amortized over the next 15 years.

In March of 2020, the City issued the Taxable Pension Liability Reduction Note and contributed the proceeds, \$57.7 million, to the Employee Pension Fund in FY 2021 as an advance payment against the employer's and employee's unfunded share of the unfunded pension liability. In return for this advance payment, the City (as the employer) and the employees will receive an annual credit against the regular payment into the fund. As a result of the advance payment, a contribution deficiency will be reflected in future years through FY 2040 as the credit is amortized each year. On February 21, 2022, the City passed Resolution No. 5745 and recognized the full remaining credit balance of \$50.7 million and included it in the plan assets. It will no longer serve as an annual offset to the required employer contribution.

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CITY OF LAKE LAND COMMUNITY REDEVELOPMENT AGENCY

REQUIRED SUPPLEMENTARY INFORMATION
OTHER POST EMPLOYMENT BENEFITS
SEPTEMBER 30, 2025

SCHEDULE OF LCRA's PROPORTIONATE SHARE OF THE CITY'S NET OPEB LIABILITY

OPEB				
Fiscal year:	2025	2024	2023	2022
Measurement date:	2025	2024	2023	2022
LCRA's proportionate share of the net OPEB liability	0.23808%	2.52800%	0.15935%	0.16710%
LCRA's portion of the net OPEB liability	\$ 206,028	\$ 234,867	\$ 269,394	\$ 261,527
LCRA's covered payroll	\$ 365,430	\$ 388,024	\$ 324,848	\$ 219,230
LCRA's proportionate share as a % of covered payroll	56.38%	60.53%	82.93%	119.29%
Plan fiduciary net position as a % of total OPEB liability	45.14%	44.82%	6.20%	5.95%

GASB 75 was implemented in fiscal year 2018.

Schedule is intended to show information for 10 Years.

Additional years will be displayed as they become available.

OPEB					
Fiscal year:	2021	2020	2019	2018	2017
Measurement date:	2021	2020	2019	2018	2017
LCRA's proportionate share of the net OPEB liability	0.29560%	0.31000%	0.23000%	0.24375%	0.24375%
LCRA's portion of the net OPEB liability	\$ 595,043	\$ 659,860	\$ 429,943	\$ 422,680	\$ 449,090
LCRA's covered payroll	\$ 376,523	\$ 415,347	\$ 297,741	\$ 304,340	\$ 294,111
LCRA's proportionate share as a % of covered payroll	158.04%	158.87%	144.40%	138.88%	152.69%
Plan fiduciary net position as a % of total OPEB liability	5.82%	4.62%	4.63%	4.45%	3.82%

GASB 75 was implemented in fiscal year 2018.

Schedule is intended to show information for 10 Years.

Additional years will be displayed as they become available.

SCHEDULE OF LCRA's OPEB CONTRIBUTIONS

Year Ended Sep 30th	Statutorily Determined Contributions	Actual Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2025	\$ 5,481	\$ 20,929	\$ (15,447)	\$ 365,430	5.73%
2024	24,757	23,632	1,125	388,024	6.09%
2023	7,730	9,969	(2,238)	340,647	2.93%
2022	3,288	9,539	(6,250)	219,230	4.35%
2021	5,648	15,728	(10,080)	376,523	4.18%
2020	6,230	16,747	(10,517)	415,347	4.03%
2019	4,466	14,254	(9,788)	297,741	4.79%
2018	4,566	19,582	(15,015)	304,340	6.43%
2017	4,412	19,232	(14,820)	294,111	6.54%

GASB 75 was implemented in fiscal year 2018. Schedule is intended to show information for 10 years.

Additional years will be displayed as they become available.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

NOTES TO REQUIRED SUPPLEMENTAL INFORMATION

Budgets of the City are adopted on a modified accrual basis of accounting, which is consistent with Accounting Principles Generally Accepted in the United States of America (GAAP) for governmental funds. In cases where appropriations and estimated revenues have been revised during the year, budget data represents final authorized amounts. As of September 30, 2025, there were no material violations of budgetary requirements.

Employee Pension and Retirement System

For more information pertaining to the aforementioned plan refer to the City of Lakeland, Florida stand-alone financial statements for the plan, which can be obtained by contacting the City of Lakeland, Finance Department, City Hall, 228 S. Massachusetts Ave., Lakeland, FL 33801- 5086.

Changes in assumptions/inputs

The following assumption changes are reflected in the Actuarially Determined Contribution rate for the Employee Pension and Retirement System as of:

September 30, 2025:

There were no revisions in actuarial assumptions or methods since the previous valuation.

September 30, 2024:

There were no revisions in actuarial assumptions or methods since the previous valuation.

September 30, 2023:

There were no revisions in actuarial assumptions or methods since the previous valuation.

September 30, 2022:

The investment return assumption was lowered from 7.25% to 6.75%

September 30, 2021:

There was a change made to the mortality assumption. The mortality tables and improvement scales were changed to reflect the updated mortality assumptions adopted by Florida Retirement System (FRS) after a 2019 experience study and used in the July 1, 2019 and July 1, 2020, FRS Actuarial Valuations, as required under Florida Statutes, Chapter 112.63.

September 30, 2020:

There were no revisions in actuarial assumptions or methods since the previous valuation.

September 30, 2019:

There were no revisions in actuarial assumptions or methods since the previous valuation.

September 30, 2018:

- Adoption of the RP2000 Generational Mortality Table
- Salary increases assumption was changed to the service-based rates
- The assumed inflation rate was lowered from 3.0% to 2.5%
- The payroll growth rate was lowered from 3.5% to 2.5%
- The amortization period for all existing UAAL bases was shortened to 20 years
- The administrative expense assumption was changed from 0.1% of payroll to average of the actual administrative expenses paid in the prior two fiscal years
- The assumed rate of normal retirement, early retirement, and employment termination were changed

September 30, 2017:

There were no revisions in actuarial assumptions or methods since the previous valuation.

For additional information regarding the pension plan, please refer to Note 10 in the notes to the Financial Statements. For more information pertaining to the aforementioned plan refer to the City of Lakeland, Florida stand-alone financial statements for the plan, which can be obtained by contacting the City of Lakeland, Finance Department, City Hall, 228 S. Massachusetts Ave., Lakeland, FL 33801- 5086.

CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

NOTES TO REQUIRED SUPPLEMENTAL INFORMATION

OPEB

Changes in assumptions/inputs

The following assumption changes are reflected in the calculation of the actuarially determined contributions:

September 30, 2025

- The discount rate for the implicit subsidy was decreased from 3.98% to 4.49%.

September 30, 2024

- The discount rate for the implicit subsidy was decreased from 4.09% to 3.98%.
- The Pre-Medicare health care cost trend rate for select was increased from 6.50% to 7.00%.

September 30, 2023

- The discount rate for the implicit subsidy was increased from 4.02% to 4.09%.
- The mortality projection scale was updated from MP-2020 to MP-2021 to reflect the Society of Actuaries' recent mortality study.
- The termination rates for general employees were updated based on the October 1, 2022, pension valuation.
- The aggregate impact of assumption changes to the total OPEB liability is a decrease of \$2.9 million.

September 30, 2022

- The discount rate for the implicit subsidy was increased from 2.26% to 4.02%.
- The discount rate for the explicit subsidy was decreased from 7.22% to 6.84%.
- The pre-Medicare health care cost trend rate for select decreased from 7.00% to 6.75%.
- The post-Medicare health care cost trend rate for select decreased from 6.00% to 5.75%.

September 30, 2021

The following assumption changes were since the prior evaluation:

- The discount rate for the implicit subsidy was increased from 2.21% to 2.26% from the prior measurement date.
- The discount rate for explicit subsidy was increased from 7.21% to 7.22% from the prior measurement date.
- The plan participation assumption was updated from 62% to 72%.
- The termination rates assumption for Police, Fire, and General Employees were updated based on the October 1, 2020, Pension valuations for each.
- The retirement rates for Police and General Employees were updated based on October 1, 2020, Pension valuations for each.
- The initial year medical trend rate was updated from 6.0% to 7.0% for pre-Medicare costs and from 5.0% to 6.0% for post-Medicare costs to reflect the generally low claims experience environment. The stop-loss trend rate was updated from 6.0% to 7.0% and the administrative fees trend was updated from 5.0% to 4.05%.

September 30, 2020:

- The determination of the September 30, 2020, results relies on the following significant assumptions.
- Discount rate for the implicit liability was updated from 2.66% to 2.21%.
- The initial year medical trend rate was updated from 6.5% to 6.0% for pre-Medicare costs and from 5.5% to 5.0% for post-Medicare costs.
- Termination Tables - Based on 2018 Lakeland General/Firefighters/Police Retirement System Actuarial Valuations
- Retirement Tables - Based on 2018 Lakeland General/Firefighters/Police Retirement System Actuarial Valuations

September 30, 2019

- The discount rate was updated from 4.18% to 2.66% for the implicit liability, and from 6.96% to 7.21% for the explicit liability.
- The termination rates assumption for Police was updated based on the 2018 Lakeland Retirement System Actuarial Valuation.
- The ACA Excise Tax on high-cost employer sponsored healthcare plans is no longer applicable as the bill which repealed it pass on December 20, 2019.
- The mortality assumption was updated from the RP-2014 base mortality with generational scale MP-2016 to the Pub-2010 base table with generational scale MP-2019 to reflect the Society of Actuaries' recent mortality study.
- The initial year medical trend rate was updated from 6.0% to 6.5% for pre-Medicare costs and from 5.0% to 5.5% for post-Medicare costs to reflect the generally low claims experience environment.

September 30, 2018

- The discount rate was changed from 3.63% to 4.18% for the implicit liability.

CITY OF LAKE LAND COMMUNITY REDEVELOPMENT AGENCY

NOTES TO REQUIRED SUPPLEMENTAL INFORMATION

OPEB (CONTINUED)

September 30, 2017

- The mortality table was updated to a generational table.
- The amortization method was changed from the projected unit credit method to the entry age normal method per GASB 75.
- The marriage assumption was updated to reflect the current retiree/spouse mix.

For additional information regarding the OPEB Trust Fund please refer to Note 11 in the notes to the Financial Statements. The only applicable change in the valuation was the increase in the discount rate to 2.66%.



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CITY OF LAKELAND COMMUNITY REDEVELOPMENT AGENCY

SCHEDULE OF DEPOSITS, WITHDRAWALS, AND CHANGES IN FUND BALANCE
REDEVELOPMENT TRUST FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Downtown Redevelopment Trust Fund	Midtown Redevelopment Trust Fund	Dixieland Redevelopment Trust Fund	Total
DEPOSITS:				
Tax increment revenue	\$ 3,820,461	\$ 8,182,101	\$ 416,699	\$ 12,419,261
Interest income	344,770	738,379	100,124	1,183,273
Interest income (leases)	-	3,558	-	3,558
Net increase (decrease) in Fair Value				
Investments	(225,491)	289,342	85,842	149,693
Lease revenue	-	89,407	-	89,407
Miscellaneous	65,550	414,907	-	480,457
Total revenues	<u>4,005,290</u>	<u>9,717,694</u>	<u>602,665</u>	<u>14,325,649</u>
WITHDRAWALS:				
Economic environment	1,121,483	9,692,998	951,088	11,765,569
Capital outlay	503,049	433,698	306,950	1,243,697
Debt service				
Principal	-	15,041	-	15,041
Interest	-	4,713	-	4,713
Total expenditures	<u>1,624,532</u>	<u>10,146,450</u>	<u>1,258,038</u>	<u>13,029,020</u>
EXCESS (DEFICIENCY) OF DEPOSITS OVER (UNDER) WITHDRAWALS	<u>2,380,758</u>	<u>(428,756)</u>	<u>(655,373)</u>	<u>1,296,629</u>
FUND BALANCE, beginning of year	<u>6,772,389</u>	<u>17,078,022</u>	<u>2,454,840</u>	<u>26,305,251</u>
FUND BALANCE, end of year	<u>\$ 9,153,147</u>	<u>\$ 16,649,266</u>	<u>\$ 1,799,467</u>	<u>\$ 27,601,880</u>



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

Independent Auditor's Report

Board of Commissioners
Lakeland Community Redevelopment Agency
City of Lakeland, Florida
Lakeland, 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 (*Government Auditing Standards*), the financial statements of the governmental activities and each major fund of the Lakeland Community Redevelopment Agency (the "CRA"), as of and for the year end 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 April 23, 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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, grant agreements and contracts, 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 CRA'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 CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Forvis Mazars, LLP

Tampa, Florida
April 23, 2026

Independent Accountant's Report

Board of Commissioners
Lakeland Community Redevelopment Agency
City of Lakeland, Florida
Lakeland, Florida

We have examined the Lakeland Community Redevelopment Agency's (the "CRA") compliance with the requirements of Sections 163.387(6), 163.387(7) and 218.415, Florida Statutes, during the year ended September 30, 2025. Management 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 with those requirements, in all material respects. An examination involves performing procedures to obtain evidence about the CRA's compliance with those requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

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

Forvis Mazars, LLP

Tampa, Florida
April 23, 2026

Independent Auditor's Management Letter

Board of Commissioners
Lakeland Community Redevelopment Agency
City of Lakeland, Florida
Lakeland, Florida

Report on the Financial Statements

We have audited the basic financial statements of the Lakeland Community Redevelopment Agency (the "CRA") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 23, 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 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 April 23, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we 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 identification of the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

Property Assessed Clean Energy (PACE) Programs

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

Special District Component Units

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.38(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

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

- (A) The total number of district employees compensated in the last pay period of the district's fiscal year as 6 FTE.
- (B) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- (C) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$483,729.
- (D) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- (E) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as listed below:
 - Vanguard Room Incentive \$75,000
 - Hadley's Inspiration Academy Incentive \$165,000
 - CRA Property Improvements \$68,998
 - N Scott Ave/Emma Street Sidewalks \$258,872
 - Lakehurst Sidewalk \$209,074
- (F) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$0.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we 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 CRA's Board of Directors, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

Forvis Mazars, LLP

Tampa, Florida
April 23, 2026