



**CITY OF LAUDERDALE LAKES**



# **CRA *ANNUAL* COMPREHENSIVE FINANCIAL REPORT**

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

**4300 NW 36TH STREET  
LAUDERDALE LAKES, FL 33319**



**954-535-2700**



**[www.lauderdalelakes.org](http://www.lauderdalelakes.org)**

**LAUDERDALE LAKES  
COMMUNITY REDEVELOPMENT AGENCY  
(CRA)  
(A Component Unit of the  
City of Lauderdale Lakes Florida)**

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**Audited Financial Statements  
September 30, 2025**



# Community Redevelopment Agency Board of Directors



Chairperson  
**Easton K.  
Harrison**



Vice Chairperson  
**Sharon  
Thomas**



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Commissioner  
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Commissioner  
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# TABLE OF CONTENTS



*A Vibrant, Connected, Diverse and Safe Community*



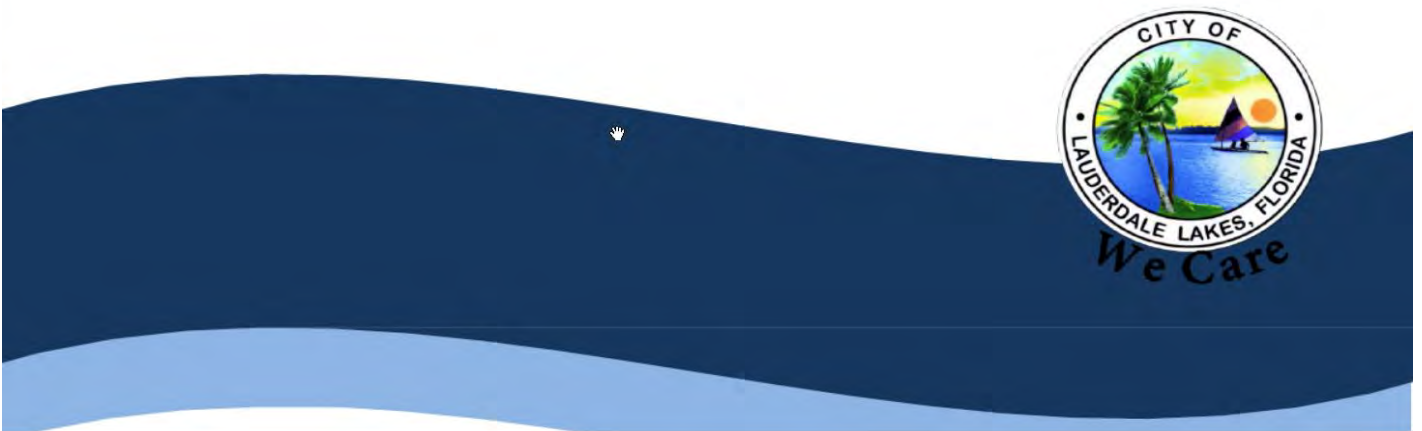
Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of City of Lauderdale Lakes, Florida)  
September 30, 2025

| <b>FINANCIAL SECTION:</b>                                                                                                                                                                                    | <b>Pages</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Independent Auditor's Report</b>                                                                                                                                                                          | 1-3          |
| <b>Management's Discussion and Analysis</b>                                                                                                                                                                  | 4-12         |
| <b>Basic Financial Statements:</b>                                                                                                                                                                           |              |
| <b>Government-Wide Financial Statements:</b>                                                                                                                                                                 |              |
| Statement of Net Position                                                                                                                                                                                    | 14           |
| Statement of Activities                                                                                                                                                                                      | 15           |
| <b>Fund Financial Statements:</b>                                                                                                                                                                            |              |
| Balance Sheet - Governmental Funds                                                                                                                                                                           | 16           |
| Reconciliation of Governmental Fund Balance Sheet to the Statement of Net Position                                                                                                                           | 17           |
| Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds                                                                                                                       | 18           |
| Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities                                                                   | 19           |
| <b>Notes to the Basic Financial Statements</b>                                                                                                                                                               | 20-29        |
| <b>Required Supplementary Information:</b>                                                                                                                                                                   |              |
| Budgetary Comparison Schedule                                                                                                                                                                                | 31           |
| Notes to the Budgetary Comparison Schedules                                                                                                                                                                  | 32           |
| <b>COMPLIANCE SECTION:</b>                                                                                                                                                                                   |              |
| Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Audit Standards | 34-35        |
| Schedule of Findings and Questioned Costs                                                                                                                                                                    | 36           |
| Independent Auditor's Report on Compliance with the Requirements of Sections 163.387(6) and 163.387(7), Florida Statutes, Required by Rule 10.550 of the Auditor General of the State of Florida             | 37           |
| Management Letter in Accordance with the Rules of the Auditor General of the State of Florida                                                                                                                | 38-40        |

# INTRODUCTORY SECTION



*A Vibrant, Connected, Diverse and Safe Community*



# FINANCIAL SECTION



*A Vibrant, Connected, Diverse and Safe Community*



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Lauderdale Lakes Community Redevelopment Agency  
Lauderdale Lakes, Florida

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities, and the major fund of the Lauderdale Lakes Community Redevelopment Agency (the "Agency" or "CRA"), a component unit of the City of Lauderdale Lakes, Florida (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency'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 the major fund of the Agency 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 and 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. 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 Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

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

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

## **Auditor's Responsibilities for Audit of the Financial Statements**

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

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and Chapter 10.550, Rules of the Auditor General, we:

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

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

### ***Required Supplementary Information***

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

basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2026, on our consideration of the Agency, a component unit of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is 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 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 Agency, a component unit of the City's internal control over financial reporting and compliance.

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida  
June 12, 2026

# MANAGEMENT'S DISCUSSION AND ANALYSIS



*A Vibrant, Connected, Diverse and Safe Community*



**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Management's Discussion and Analysis**  
**September 30, 2025**

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The City of Lauderdale Lakes Community Redevelopment Agency (the "CRA") offers readers of its financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with the financial statements.

**Financial Highlights**

- The CRA total assets exceeded its liabilities by \$23,178,397, reflecting an increase of \$2,449,984 mainly due to increase in tax increment financing and miscellaneous revenue.
- As of the close of fiscal year 2025, the CRA's fund reported an ending fund balance of \$19,628,058. Per GASB Statement No. 54, the fund balances are classified as restricted for spending at CRA discretion.
- The CRA's governmental activities reflected \$3,369,446 in expenses and \$5,819,430 in revenues. The CRA's governmental revenues exceeded expenses by \$2,449,984, increasing the net position balance.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the CRA's basis financial statements. The CRA's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. In addition to the basis financial statements, this report also contains other supplementary information that further explains and supports the information in the financial statements.

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the CRA's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the CRA, reporting the CRA's financial position and activity with a short-term focus and in more detail than the government-wide statements.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by section of Required Supplementary Information that further explains and supports the information on the financial statements.

**Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of the City of Lauderdale Lakes, Florida)**

**Management's Discussion and Analysis**

**September 30, 2025**

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**GOVERNMENT - WIDE FINANCIAL STATEMENTS**

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

**The Statement of Net Position** presents information on all of the CRA's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the CRA's financial position is improving or deteriorating.

**The Statement of Activities** presents information showing how the CRA's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. An important purpose of the design of the statement of activities is to show the financial reliance of the CRA's distinct activities or functions on revenues provided by the CRA's taxpayers.

Both of the government-wide financial statements distinguish functions of the CRA that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

**FUND FINANCIAL STATEMENTS**

Traditional users of governmental financial statements will find the presentation of the fund financial statements more familiar. Unlike government-wide financial statements, the focus of the fund financial statements is directed to specific activities of the CRA rather than the CRA as a whole. The CRA like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements as required by state and federal laws, bond covenants and the governmental accounting standards.

All of the CRA's basic services are reported in governmental funds, which focus on how money flows into and out of those funds, and on the balance left at year-end that is available for future spending. These funds are reported using the modified accrual basis of accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the CRA's general government operations and the basic services it provides. Governmental fund information helps to determine the financial resources available for allocation to future budgets and programs.

The CRA Board of Directors adopts the annual appropriate budget for the Community Redevelopment Agency. Budgetary comparison schedules have been provided to demonstrate compliance with Chapter 80-274 of the State of Florida Statutes establishing the budgetary data reflected in the financial statements.

## NOTES TO THE FINANCIAL STATEMENTS

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

## OTHER INFORMATION

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information that includes budgetary comparison schedules.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following table provides a summary of the Agency's net position for the fiscal year ended September 30, 2025.

The largest portion of the Community Redevelopment Agency's (CRA) net position—approximately **85%**—is comprised of **restricted funds** earmarked for strategic capital projects. These funds are dedicated to initiatives that directly support the revitalization and long-term sustainability of the district. Key programs include:

- **Residential Preservation and Enhancement Program-** Focused on improving multifamily properties, this program enhances living conditions, promotes neighborhood stability, and preserves the character of residential communities.
- **Homebuyer Purchase Assistance Program-** Designed to help qualified residents achieve homeownership, this program provides financial support for down payments and closing costs, fostering generational wealth and community investment.
- **Commercial Façade Improvement Program-** Approved funding under this initiative supports the beautification and modernization of storefronts and commercial properties, encouraging business growth and improving the visual appeal of key corridors.

These restricted funds are not just numbers on a balance sheet—they represent a forward-looking investment in the people, places, and potential of Lauderdale Lakes. By allocating resources to these targeted programs, the CRA is laying the groundwork for a more vibrant, inclusive, and economically resilient community.

The overall financial position of the CRA increased by \$2,449,984 during fiscal year 2025. Restricted Net Position increased by \$1,996,310. A change in net position over time is a good and useful indicator of financial position. Key elements of the reconciliation of the statements are that government-wide statement of activities reports the issuance of debt as a liability, the purchases of capital assets as assets, which are then charged to expenses over their useful lives through annual depreciation charges and changes in long-term liabilities as adjustments of expenses. Conversely, the governmental fund statements report the issuance of debt as other financing source of funds, the repayment of debt and the purchase of capital assets as expenditures, and changes in long-term liabilities are not reported in the fund financial statements.

**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Management's Discussion and Analysis**  
**September 30, 2025**

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**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida) Statement of Net Position**  
**Fiscal year 2025 compared to fiscal year 2024**

|                                  | <b>Governmental Activities</b> |                      |
|----------------------------------|--------------------------------|----------------------|
|                                  | <b>2025</b>                    | <b>2024</b>          |
| Current and other assets         | \$ 24,908,125                  | \$ 19,384,234        |
| Capital asset (net)              | 3,550,339                      | 3,096,664            |
| <b>Total Assets</b>              | <b>28,458,464</b>              | <b>22,480,898</b>    |
| Current and other liabilities    | 5,280,067                      | 1,887,017            |
| Long term liabilities            | -                              | -                    |
| <b>Total liabilities</b>         | <b>5,280,067</b>               | <b>1,887,017</b>     |
| Net Position:                    |                                |                      |
| Net Investment in capital assets | 3,550,339                      | 3,096,664            |
| Restricted:                      |                                |                      |
| Community Redevelopment          | 19,628,058                     | 17,631,749           |
| <b>Total net position</b>        | <b>\$ 23,178,397</b>           | <b>\$ 20,728,413</b> |

**Statement of activities:** There are different types of factors that can positively or negatively impact other operations. Some factors that may impact the revenues are as follows: 1) Economic Conditions; 2) CRA's Board authority to increase and decrease rates; 3) Changing patterns in intergovernmental and grant revenues; and 4) market impacts on investment income.

Other factors that may impact the expenses are as follows: 1) Introduction of new programs; 2) inflation, any increase of commodities such as supplies, fuels and parts; and 3) changes in service demand levels.

**For the Year Ended September 30, 2025:**

1. Economic conditions can reflect a growing, stable or declining overall economic environment and those conditions can have a significant impact on the underlying drivers of ad valorem taxes, non-ad valorem assessments, taxes, fees and other revenues derived from the community, as well as those received from other governments.
2. Changes in tax, assessment and fee rates that are established by the CRA's Governing Board directly affect the most fundamental revenue streams and have the most immediate impact of all changes.
3. Changing patterns in grant and state revenue sharing calculations may cause significant deviations to CRA intergovernmental revenues.

4. Budget management requires that budget expenditures are in line with budget revenues at the end of the fiscal year.

Some other basic impacts are responsible for potential changes in annual expenses:

1. Introduction of new programs can have substantial impact on department/program expenses by requiring new personnel, capital and operating funds. In addition, the enhancement and/or modification of existing programs also requires increase staffing and operational costs that exceeds the actual budgeted resources.
2. Changes in service levels impacts expenses by changing the levels of already appropriated expenses.
3. Salary/contract pricing increases can contribute to increased expenses. Most contracts entered into by the City have provisions for increases, either automatic or negotiated each year.

Inflation increased significantly and impacted the prices the CRA paid for commodities, supplies, fuels, parts and miscellaneous services etc.

The primary governmental revenue as reflected on the Statement of Activities is comprised of property taxes, of \$5,519,518 representing 94.85% of revenues for the CRA.

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**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Management's Discussion and Analysis**  
**September 30, 2025**

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The following table that appears below reflects the CRA's revenues and expenses for fiscal year 2025 compared to fiscal year 2024, with the resulting change in net position:

**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Statements of Activities**  
**Fiscal year 2025 compared to fiscal year 2024**

|                                       | <b>Governmental Activities</b>  |                                 |
|---------------------------------------|---------------------------------|---------------------------------|
|                                       | <b>2025</b>                     | <b>2024</b>                     |
| <b>Revenues:</b>                      |                                 |                                 |
| General revenues:                     |                                 |                                 |
| Property taxes and tax increments     | \$ 5,519,518                    | \$ 5,490,361                    |
| Unrestricted :                        |                                 |                                 |
| Interest Income                       | 329,772                         | 274,467                         |
| Miscellaneous                         | (29,860)                        | 114,112                         |
| Total revenues                        | <u>5,819,430</u>                | <u>5,878,940</u>                |
| <b>Expenses:</b>                      |                                 |                                 |
| General Government                    | 3,369,446                       | 999,800                         |
| Interest on long-term debt            | -                               | 36,214                          |
| Total expenses                        | <u>3,369,446</u>                | <u>1,036,014</u>                |
| <br>Increase in net position          | <br>2,449,984                   | <br>4,842,926                   |
| <br>Net position, October 1           | <br>20,728,413                  | <br>15,885,487                  |
| <br><b>Net position, September 30</b> | <br><u><b>\$ 23,178,397</b></u> | <br><u><b>\$ 20,728,413</b></u> |

**Governmental activity:** For fiscal year 2025, there was an increase in property taxes by \$ 29,157 (0.53%). The increase was the result to an increase in assessed valuation of property within the City. The operating millage rate for fiscal year 2025 remained the same at 8.60 mills.

**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Management's Discussion and Analysis**  
**September 30, 2025**

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**CRA Budgetary Highlights**

The CRA budget and actual comparison schedule is provided in the Required Supplementary Information Section.

The CRA budget and actual comparison schedule show the original adopted budget, the final revised budget, actual results and variance between the final budget and actual results for the fiscal year. After the original budget is approved, it may be revised for a variety of reasons such as foreseen circumstances, loan proceeds, new grant awards or other unanticipated revenues and expenditures.

Differences between the original budget and the final amended budget for the CRA are summarized as follows:

- The final revenue budget was \$5,689,316 versus actual of \$ 5,819,430, which resulted in a difference of \$130,114. This difference was mostly attributed to greater than expected revenues from tax increment revenue sources.
- Actual expenditures were \$3,853,088, which was less than the final budget by \$14,446,252. The differences were mostly due to the reduction in operating expenses (physical environment) and capital assets expenditures (outlays).
- The CRA did not have transfers out or use of fund balance to fund its operations.

**Capital Assets**

The CRA's investment in capital assets net of accumulated depreciation amount to \$3,550,339 compared to \$3,096,664 from the previous year.

Additional information on the CRA's capital assets can be found in Note 4 on page 28 of this report.

|                                      | <b>Governmental Activities</b> |                     |
|--------------------------------------|--------------------------------|---------------------|
|                                      | <b>2025</b>                    | <b>2024</b>         |
| Capital assets, net of depreciation: |                                |                     |
| Land & Construction in Progress      | \$ 2,306,297                   | \$ 1,849,605        |
| Machinery, equipment and vehicles    | 35,480                         | 35,837              |
| Infrastructure                       | 1,208,562                      | 1,211,222           |
| <b>Total</b>                         | <b>\$ 3,550,339</b>            | <b>\$ 3,096,664</b> |

**Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of the City of Lauderdale Lakes, Florida)  
Management's Discussion and Analysis  
September 30, 2025**

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**Economic Factors and Next Year's Budget:**

**2025 Budget:**

2025 CRA Strategic Focus: Revitalizing Lauderdale Lakes:

In 2025, the Community Redevelopment Agency (CRA) will prioritize stimulating both public and private investment across key areas of the district. Guided by the modified Redevelopment Plan, the CRA will:

- Encourage private investment in the Town Center to foster vibrant commercial growth.
- Rejuvenate residential neighborhoods to improve quality of life and housing stability.
- Enhance micro mobility infrastructure, promoting safer, more accessible transportation options.
- Implement community policing strategies to strengthen public safety and trust.

These initiatives are designed to elevate the district's economic vitality and contribute to a brighter future for the City of Lauderdale Lakes.

**Requests for Information**

This financial report is designed to provide a general overview of the CRA's finances, comply with finance-related laws and regulations, and demonstrate the CRA's commitment to public accountability. If you have questions about this report or would like to request additional information, contact the CRA's Financial Services Director at 4300 N.W. 36<sup>th</sup> Street, Lauderdale Lakes, Florida 33319 or call (954) 535-2818.

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# BASIC FINANCIAL STATEMENTS



*A Vibrant, Connected, Diverse and Safe Community*



Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of the City of Lauderdale Lakes, Florida)  
Statement of Net Position  
For the Year Ended September 30, 2025

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|                                                          | <b>Governmental</b>         |
|----------------------------------------------------------|-----------------------------|
| <b>ASSETS</b>                                            | <b>Activities</b>           |
| Accounts Receivables (net of allowance for collectibles) | \$ 244,275                  |
| Advance to General Fund                                  | 1,467,781                   |
| Restricted Cash                                          | 23,196,069                  |
| Capital assets not being depreciated                     | 2,306,297                   |
| Capital assets being depreciated, net                    | <u>1,244,042</u>            |
| <b>Total assets</b>                                      | <u><u>28,458,464</u></u>    |
| <br><b>LIABILITIES</b>                                   |                             |
| Accounts payable and accrued liabilities                 | 163,554                     |
| Due to General Fund                                      | <u>5,116,513</u>            |
| <b>Total liabilities</b>                                 | <u><u>5,280,067</u></u>     |
| <br><b>NET POSITION</b>                                  |                             |
| Net investments in capital assets                        | 3,550,339                   |
| Restricted for:                                          |                             |
| Capital projects                                         | <u>19,628,058</u>           |
| <b>Total net position</b>                                | <u><u>\$ 23,178,397</u></u> |

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

**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Statement of Activities**  
**For the Year Ended September 30, 2025**

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| Functions/Programs          | Expenses            | Program Revenue      |                                  | Net (Expense) Revenue and Changes in Net Position |
|-----------------------------|---------------------|----------------------|----------------------------------|---------------------------------------------------|
|                             |                     | Charges for Services | Capital Grants and Contributions |                                                   |
| Governmental Activities:    |                     |                      |                                  |                                                   |
| General government          | \$ 3,369,446        | \$ -                 | \$ -                             | \$ (3,369,446)                                    |
| Interest and Fiscal Charges | -                   | -                    | -                                | -                                                 |
| Total                       | <u>\$ 3,369,446</u> | <u>\$ -</u>          | <u>\$ -</u>                      | <u>\$ (3,369,446)</u>                             |
| General Revenue:            |                     |                      |                                  |                                                   |
| Tax increment revenue       |                     |                      |                                  | \$ 5,519,518                                      |
| Interest income             |                     |                      |                                  | 329,772                                           |
| Miscellaneous               |                     |                      |                                  | (29,860)                                          |
| Total general revenues      |                     |                      |                                  | <u>5,819,430</u>                                  |
| Change in net position      |                     |                      |                                  | 2,449,984                                         |
| Net position - beginning    |                     |                      |                                  | <u>20,728,413</u>                                 |
| Net position - ending       |                     |                      |                                  | <u>\$ 23,178,397</u>                              |

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

Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of the City of Lauderdale Lakes, Florida)  
Balance Sheet Governmental Fund  
September 30,2025

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|                                                          | <b>Total<br/>Governmental<br/>Fund</b> |
|----------------------------------------------------------|----------------------------------------|
| <b>ASSETS</b>                                            |                                        |
| Accounts Receivables (net of allowance for collectibles) | \$ 244,275                             |
| Advance to General Fund                                  | 1,467,781                              |
| Restricted Cash                                          | <u>23,196,069</u>                      |
| <b>Total assets</b>                                      | <u><u>24,908,125</u></u>               |
| <b>LIABILITIES AND FUND BALANCES</b>                     |                                        |
| <b>LIABILITIES:</b>                                      |                                        |
| Accounts payable and accrued liabilities                 | \$ 163,554                             |
| Due to General Fund                                      | <u>5,116,513</u>                       |
| <b>Total liabilities</b>                                 | <u><u>5,280,067</u></u>                |
| <b>FUND BALANCES:</b>                                    |                                        |
| Restricted for:                                          |                                        |
| Community development                                    | <u>19,628,058</u>                      |
| <b>Total fund balances</b>                               | <u><u>19,628,058</u></u>               |
| <b>Total liabilities and fund balances</b>               | <u><u>\$ 24,908,125</u></u>            |

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

Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of the City of Lauderdale Lakes, Florida)  
Reconciliation of the Fund Balance Sheet of Governmental Funds  
To the Statement of Net Position  
September 30, 2025

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**Total fund balance - governmental fund in the balance sheet      \$      19,628,058**

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

Capital assets, net of accumulated depreciation, used in  
governmental activities are not financial resources and  
therefore are not reported in the funds.

3,550,339

**Net position of governmental activities**

**\$      23,178,397**

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

Lauderdale Lakes Community Redevelopment Agency  
(A Component Unit of the City of Lauderdale Lakes, Florida)  
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Fund  
September 30, 2025

---

|                                      | <b>Total<br/>Governmental<br/>Funds</b> |
|--------------------------------------|-----------------------------------------|
| <b>REVENUES</b>                      |                                         |
| Tax increment revenue                | \$ 5,519,518                            |
| Interest income                      | 329,772                                 |
| Miscellaneous income                 | (29,860)                                |
| Total revenues                       | <u>5,819,430</u>                        |
| <b>EXPENDITURES</b>                  |                                         |
| Current:                             |                                         |
| General government                   | 3,366,429                               |
| Capital outlay                       | 486,659                                 |
| Total expenditures                   | <u>3,853,088</u>                        |
| Excess of revenues over expenditures | <u>1,966,342</u>                        |
| Net change in fund balances          | 1,966,342                               |
| <b>Fund balances - beginning</b>     | <u>17,661,716</u>                       |
| <b>Fund balances - ending</b>        | <u><u>\$ 19,628,058</u></u>             |

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

Lauderdale Lakes Community Redevelopment Agency (A  
Component Unit of the City of Lauderdale Lakes)  
Reconciliation of the Statement of Revenue, Expenditures  
And Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
For the Year Ended September 30, 2025

---

|                                                               |                     |
|---------------------------------------------------------------|---------------------|
| <b>Net change in fund balances - total governmental funds</b> | <b>\$ 1,966,342</b> |
|---------------------------------------------------------------|---------------------|

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is depreciated over their estimated useful lives:

|                                       |         |
|---------------------------------------|---------|
| Add:- Expenditures for capital assets | 486,659 |
| Less:- current year depreciation      | (3,017) |

|                                                          |                            |
|----------------------------------------------------------|----------------------------|
| <b>Change in net position of governmental activities</b> | <u><u>\$ 2,449,984</u></u> |
|----------------------------------------------------------|----------------------------|

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

# NOTES TO THE BASIC FINANCIAL STATEMENTS



*A Vibrant, Connected, Diverse and Safe Community*



## **Note 1 – Summary of Significant Accounting Policies**

This summary of the Significant Accounting Policies of the Lauderdale Lakes Community Redevelopment Agency (the "CRA") is presented to assist the reader in interpreting the financial statements and other data in this report. These policies are considered essential and should be read in conjunction with the accompanying financial statements.

### **The Financial reporting Entity**

The City of Lauderdale Lake, Florida (the "City") was delegated by the Broward County Board of County Commissioners (the "County"), the authority to exercise the powers of the Community Redevelopments Act by a resolution that passed on September 26, 2000.

Upon the proper delegation of authority from the County and upon a further finding that it is necessary in the public interest for a community redevelopment agency to be formed to function in the City, the City Commission created a public body corporate and politic to be known as a "Community Redevelopment Agency" (CRA) and prepare a Community Redevelopment Plan to carry out the Community Redevelopment purposes outlined in Florida Statutes Chapter 163, Part III to eliminate blight and slum conditions within the redevelopment area of the Agency pursuant to the redevelopment plan for new residential and commercial activity in the redevelopment area.

As the City and the Agency are separate legal entities, the parties also share the mutual goal of redeveloping the Community Redevelopment Agency area. The City provides administrative support services in the same manner as provided by the City in the conduct of its own affairs or as otherwise provided by the CRA Plans or By-Laws. The CRA is charged by the City for the provision of these administrative support services in accordance with the Interlocal Agreement between the City and CRA.

The CRA has adopted GASB Statement No. 61, The Financial Reporting Entity: Omnibus-an amendment of GASB Statements No. 14 and No. 34, for the purpose of evaluating whether it has any component units. Based on the criteria therein. The Agency has determined that there are no component units that meet criteria for inclusion in the CRA's financial statements.

The Board of Directors of the CRA (the "Board") is governed by five members of the City Commission and the Mayor. Management of the City has operational responsibility for the CRA. The City is considered to be financially accountable for the CRA. The CRA is considered to be blended component unit in the City's comprehensive annual financial report.

The following is a summary of significant accounting policies of the CRA.

### **Measurement focus, basis of accounting and financial statement presentation:**

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements report information on all of the activities of the CRA, using the economic resources measurement focus and the accrual basis of accounting.

## Note 1 – Summary of Significant Accounting Policies (Continued)

The statement of Net position reports all financial and capital resources of the CRA. The statement of activities represents a comparison between direct expenses and program revenues for each function of the CRA's governmental activities. Program revenues are generated directly from the activities or services provided by the program. During the fiscal year 2025, the CRA did not report program revenues. Incremental property taxes and other items are reported as general revenue. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Incremental property taxes are recognized as revenue in the year for which they are levied.

Government fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Their operating statements present sources (revenue and other financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when collectible within the current period or soon enough thereafter to pay liabilities for the current period. For this purpose, the CRA considers revenue to be available if it is collected within 60 days of the end of the current fiscal period. Incremental property taxes, when levied, represent the additional tax revenue generated from increased property values. All other revenue is considered to be measurable and available only when cash is received by the CRA or the property has been legally transferred to the CRA. Expenditures, other than debt service, are generally recorded when a liability is incurred, as under accrual accounting.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide financial statements, reconciliations are necessary to explain the adjustments needed to transform the fund-based financial statements into the governmental activities' column of the government-wide presentation.

**Deposits and investments:** Cash and cash equivalents include cash on hand, time and demand deposits and short-term investments with original maturity dates within three months of the date acquired by the Agency.

The City is authorized to invest in those instruments authorized by the Florida Statutes. Investments include the Local Government Surplus Funds Trust Fund. Investment in the Local Government Surplus Funds Trust Fund administered by the State Board of Administration is reported at its fair value of its position in the pool, which is the same as the value of the pool shares.

Resources of all funds have been combined into a pooled cash and investment system for the purpose of maximizing earnings. Interest earned on pooled cash and investments is recorded as earned and is allocated monthly based upon equity of the respective funds.

**Receivables and payables:** Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e. the current portion of interfund loans) or "advances to/from other funds" (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Receivables include amounts due from other governments and others for services provided by the CRA. Receivables are recorded and revenues are recognized as earned or as specific program expenditures/expenses are incurred based on the accounting basis required for the CRA fund. Allowances for uncollectible receivables are based upon historical trends and the periodic aging of receivables.

**Note 1 – Summary of Significant Accounting Policies (Continued)**

**Property taxes:** Property values are assessed as of January 1, of each year, at which time taxes become an enforceable lien on property. Tax bills are mailed by the Broward County Property Appraiser's Office for the City on or about October 1 of each year and are payable with discounts of up to 4% for early payment. Taxes become delinquent on April 1 of the year following the year of assessment and State law provides for enforcement of collection of property taxes by seizure of the personal property or by the sale of interest-bearing tax certificates to satisfy unpaid property taxes.

Assessed values are established by the Broward County Property Appraiser. In November 1992, a Florida constitutional amendment was approved by the voters which provides for limiting the increases in homestead property valuation for ad valorem tax purposes to a maximum of 3% annually and also provides for reassessment of market values upon changes in ownership. The County bills and collects all property taxes and remits them to the City. Procedures for the collection of delinquent taxes by Broward County are provided for in the Laws of Florida. There were no material delinquent property taxes at September 30, 2025.

State statutes permit municipalities to levy property taxes at a rate up to 10 mills (\$10 per \$1,000 of assessed taxable valuation). The tax levy of the City is established by the City Commission. The Broward County Property Appraiser then incorporates the City's millage into the total tax levy, which includes the County, the County School Board, and other agency tax requirements. The millage rate assessed by the City for the year ended September 30, 2025 was 8.6 mills (\$8.6 per \$1,000 of taxable assessed valuation). Non ad valorem special assessments for the enterprise funds are separate and distinct from the ad valorem tax levy as these amounts are assessed to recover costs associated with providing services to the residents and businesses within the City.

**Restricted assets:** Assets of the CRA are reported as restricted due to requirements of bond/loan agreements, other externally imposed constraints, or by legislation. When both restricted and unrestricted resources are available for use, it is City policy to use unrestricted resources first, and then restricted resources as needed.

**Prepaid items:** Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Prepaid items in the governmental fund financial statements are classified as nonspendable fund balance. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased. The CRA did not have prepaid items as of September 30, 2025.

**Capital assets:** Capital assets - property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. The CRA defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Purchased or constructed assets are recorded at historical cost or estimated historical cost. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value rather than fair value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. The costs of normal maintenance and repairs that do not add value to the asset or materially extend its useful life are not capitalized. Capital assets are depreciated using the straight-line method over the following estimated useful lives:

|                                    |               |
|------------------------------------|---------------|
| Buildings                          | 30 years      |
| Infrastructure                     | 20 - 50 years |
| Machinery, equipment, and vehicles | 5 years       |

## Note 1 – Summary of Significant Accounting Policies (Continued)

**Long-term obligations:** In the government-wide financial statements long-term debt, and other long-term obligations are reported as liabilities in statement of net position.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs are reported as debt service expenditures.

**Advances to/from CRA:** Activity between the City and CRA are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred as either "Advances To City" or "Advances From City" as applicable.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will report a separate section for deferred outflows of resources. This separate financial statement element deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of financial position will report a separate section for deferred inflows of resources.

**Fund balance:** The CRA presents fund balance in accordance with GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions. This statement requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent.

The classifications used in the governmental fund financial statements are as follows:

**Nonspendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. "Not in spendable form" includes items that are not expected to be converted to cash (such as inventories and prepaid amounts) and items such as long-term amount of loans and notes receivable, as well as property acquired for resale.

**Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

**Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by enabling legislation by adoption of an ordinance prior to the end of the fiscal year. These amounts cannot be used for any other purpose unless the CRA Board of Directors removes or changes the specified use by taking the same type of action (resolution) that was employed when the funds were initially committed. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Note 1 – Summary of Significant Accounting Policies (Continued)**

**Assigned:** This classification includes amounts that are constrained by the CRA's intent to be used for a specific purpose but are neither restricted nor committed. The Board of Directors has by resolution authorized the City Manager to assign fund balance. The CRA Board of Directors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenues and appropriations in the subsequent year's appropriated budget. Unlike commitments; assignments only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment.

**Unassigned:** This classification includes the residual fund balance for the CRA's Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes

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

**Net position:** Net position of the government-wide are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets is that portion of net position that relates to the CRA's capital assets reduced by accumulated depreciation and by any outstanding debt incurred to acquire, construct or improve those assets, excluding unexpended proceeds. Restricted net position is that portion of net position that has been restricted for general use by external parties (creditors, grantors, contributors, or laws or regulations of other governments) or imposed by law through constitutional provisions or enabling legislation. Unrestricted net position consists of all net positions that do not meet the definition of either of the other two components.

When an expenditure is incurred for purposes for which both restricted and unrestricted net position are available, the CRA considers restricted funds to have been spent first.

**Use of estimates:** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

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**Note 2 – Deposits and Investments**

For accounting and investment purposes, the CRA is part of cash and investment pool for use by all City funds. This gives the City the ability to invest large amounts of idle cash for short periods of time and to maximize earning potential. Income earned on pooled cash and investments is allocated to the respective funds based on average daily balances.

**Deposits:** In addition to insurance provided by the Federal Depository Insurance Corporation, all deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes Chapter 280, Florida Security for Public Deposits Act, the State Treasurer requires all Florida qualified public depositories to deposit with the Treasurer or banking institution eligible collateral. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Therefore, all amounts presented as deposits are insured or collateralized.

**Investments:** Florida Statutes, Chapter 218.415, authorize the City to establish its own investment policy by ordinance. The investment ordinance allows up to 100% investment in the following instruments, subject to maturity limitations: local government surplus trust fund (the “SBA”); Securities and Exchange Commission (the “SEC”) registered money market funds with the highest quality rating from a nationally recognized rating agency; savings accounts and certificates of deposit in state-certified qualified public depositories; direct obligations of the U.S. Treasury; and, securities issued by federal agencies and instrumentalities. Up to 10% may be invested in common stocks, subject to quality restrictions.

**Credit risk:** The City’s investment policy limits investments to the highest ratings issued by a nationally recognized statistical rating organization (NRSRO). The Florida PRIME is rated AAA by Standard and Poor’s. The Investment Trust is rated AAA.

The City which includes the CRA is authorized to invest in obligations of the United States Treasury, its agencies, instrumentalities and the Local Government Surplus Funds Trust Fund administered by the State Board of Administration. The investments follow the investment rules defined in Florida Statutes Chapter 215. The investment policy defined in the statutes attempts to promote, through state assistance, the maximization of net investment earnings on invested surplus funds of local units of governments while limiting the risk to which the funds are exposed.

The CRA had the following Cash and Cash Equivalents as of September 30, 2025:

|                       | <b><u>Restricted<br/>Cash and Cash<br/>Equivalents</u></b> |
|-----------------------|------------------------------------------------------------|
| Bank of America       | \$ 23,196,069                                              |
| Equity in Pooled Cash | <u>(5,116,513)</u>                                         |
|                       | <u>\$ 18,079,556</u>                                       |

**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Notes to the Basic Financial Statements**  
**September 30, 2025**

---

**Note 3 - Receivables and Payables**

The CRA had receivables of \$244,275 as of September 30, 2025. It also reported a total of \$163,554 in payables of which all were payroll related liabilities. Other interfund liabilities are disclosed in Note 5 - Interfund Balances, Advances and Transfer.

**Note 4 – Capital Assets**

Capital asset activities for the year ended September 30, 2025, were as follows:

|                                             | <b>Beginning<br/>Balance</b> | <b>Additions</b>  | <b>Deletions</b> | <b>Ending<br/>Balance</b> |
|---------------------------------------------|------------------------------|-------------------|------------------|---------------------------|
| Capital assets not being depreciated:       |                              |                   |                  |                           |
| Construction in progress                    | \$ 1,296,880                 | \$ 456,692        | \$ -             | \$ 1,753,572              |
| Land                                        | 552,725                      | -                 | -                | 552,725                   |
| Total capital assets not being depreciated  | 1,849,605                    | 456,692           | -                | 2,306,297                 |
| Capital assets being depreciated:           |                              |                   |                  | -                         |
| Machinery, Equipment and Vehicles           | 146,796                      | -                 | -                | 146,796                   |
| Infrastructure                              | 1,273,570                    | -                 | -                | 1,273,570                 |
| Total capital assets being depreciated      | 1,420,366                    | -                 | -                | 1,420,366                 |
| Less accumulated depreciation:              |                              |                   |                  |                           |
| Machinery, Equipment and Vehicles           | 110,959                      | 357               | -                | 111,316                   |
| Infrastructure                              | 62,348                       | 2,660             | -                | 65,008                    |
| Total accumulated depreciation              | 173,307                      | 3,017             | -                | 176,324                   |
| Total capital assets being depreciated, net | 1,247,059                    | (3,017)           | -                | 1,244,042                 |
| <b>Capital assets, net</b>                  | <b>\$ 3,096,664</b>          | <b>\$ 453,675</b> | <b>\$ -</b>      | <b>\$ 3,550,339</b>       |

Depreciation expense for the year 2025 amounted to \$3,017.

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**Note 5 – Interfund Balances, Advances and Transfers**

Interfund balances are necessary to offset short term cash needs due to various timing differences of expenditures and the receipt of budget monies.

Interfund Transfers: There were no funds transferred in lieu of services provided by the General Fund during fiscal year ended September 30, 2025.

**Note 6 – Risk Management**

The CRA is exposed to various risks of loss related to tort, theft, and destruction of assets, error and omission, injury to employees, and natural disasters. The City carries commercial insurance to mitigate the loss related to these risks. There were no significant reductions in insurance coverage from the prior year. Settled claims resulting from such risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

**Note 7 – Commitments, Contingencies and Uncertainties**

The COVID-19 outbreak in the United States had caused business disruption through mandated and voluntary closing of businesses resulting in high unemployment. It continues to impact the City and its residents. The ongoing effects are uncertain and cannot be reasonably estimated at this time.

The CRA is not a defendant in any lawsuits.

**Note 8 – Defined Contribution Plans**

John Hancock: The John Hancock plan is a defined contribution plan created pursuant to Section 401(a) of the Internal Revenue Code and City Ordinance 98-78. The plan is administered by Benefits Outsource, Inc., a third-party administrator. All employees are eligible to participate in the plan, subject to the specified employment period. Participants hired prior to October 1, 2007, are vested after one year of continuous service and may elect but are not required to contribute up to an amount not to exceed amounts allowable by law. Employees hired on or after October 1, 2007, vest at the rate of 20% per year and are fully vested after five years. The City contributes an amount that is determined as part of the budgetary process.

ICMA: The City sponsors a defined contribution plan which was created in accordance with the Internal Revenue Code, Section 401(a). The plan was created pursuant to City Ordinance 98-97. The plan covers all professional and managerial employees hired after January 1, 2008. Members vest at 20% per year and are fully vested after five years. The City contributes an amount that is determined as part of the budgetary process each fiscal year. Participants may elect to contribute an amount not to exceed the amount allowable by law.

The City Commission may amend the provisions of the plans, which are held in trust for the exclusive benefit of the participants and their beneficiaries. Consequently, the City has no fiduciary responsibility and does not include the plan assets in its financial statements. For fiscal year ending September 30, 2025, the City's contributions to both plans totaled \$42,998.

**Note 9 – Subsequent Events**

Management has evaluated subsequent events through June 12, 2026, to determine if material events have occurred that may require to be recorded or disclosed in the CRA's financial statements as of September 30, 2025. There were no such material events.

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# REQUIRED SUPPLEMENTARY INFORMATION



*A Vibrant, Connected, Diverse and Safe Community*



City of Lauderdale Lakes, Florida  
 Budgetary Comparison Schedule  
 Community Redevelopment Agency Fund  
 For the Year Ended September 30, 2025

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| REVENUES                                             | Budgeted Amounts |              | Actual       | Variance<br>With Final<br>Budget<br>Positive<br>(Negative) |
|------------------------------------------------------|------------------|--------------|--------------|------------------------------------------------------------|
|                                                      | Original         | Final        |              |                                                            |
| Ad valorem taxes                                     | \$ 5,529,316     | \$ 5,529,316 | \$ 5,519,518 | \$ (9,798)                                                 |
| Investment income                                    | 160,000          | 160,000      | 329,772      | 169,772                                                    |
| Miscellaneous                                        | -                | -            | (29,860)     | (29,860)                                                   |
| Total revenues                                       | 5,689,316        | 5,689,316    | 5,819,430    | 130,114                                                    |
| <b>EXPENDITURES</b>                                  |                  |              |              |                                                            |
| Current:                                             |                  |              |              |                                                            |
| Physical Environment                                 | 12,758,340       | 12,758,340   | 3,366,429    | 9,391,911                                                  |
| Capital Outlay                                       | 5,541,000        | 5,541,000    | 486,659      | 5,054,341                                                  |
| Total expenditures                                   | 18,299,340       | 18,299,340   | 3,853,088    | 14,446,252                                                 |
| Excess (deficiency) of revenues<br>over expenditures | (12,610,024)     | (12,610,024) | 1,966,342    | 14,576,366                                                 |
| <b>OTHER OPERATING SOURCES</b>                       |                  |              |              |                                                            |
| Transfer in (out)                                    | -                | -            | -            | -                                                          |
| Appropriated fund balance                            | 12,610,024       | 12,610,024   | -            | (12,610,024)                                               |
| Total other financing source                         | 12,610,024       | 12,610,024   | -            | (12,610,024)                                               |
| Net change in fund balance                           | \$ -             | \$ -         | \$ 1,966,342 | \$ 1,966,342                                               |

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**Lauderdale Lakes Community Redevelopment Agency**  
**(A Component Unit of the City of Lauderdale Lakes, Florida)**  
**Required Supplementary Information**  
**Notes to the Budgetary Comparison Schedules**  
**For the Year Ended September 30, 2025**

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**Note 1 – Budgetary Information**

The CRA follows Chapter 80-274 of the State of Florida Statutes and its charter in establishing the budgetary data reflected in the financial statements. On a basis consistent with accounting principles generally accepted in the United States of America, (GAAP).

The Executive Director of the CRA submits to the CRA Executive Board (the Board) a proposed operating budget for the ensuing fiscal year that commencing October 1st. This budget includes proposed expenditures as well as the expected means to finance them. The Executive Director of the CRA is authorized to transfer part or all of an encumbered appropriation balance within the fund; however, any revisions that alter the total appropriations of the fund must be approved by the Board. The classification detail at which expenditures may not legally exceed appropriations is at the fund level.

The Board, by motion, may make supplemental appropriations to the budget.

1. The Board of Directors holds meetings, required public hearings, and a final budget must be prepared and adopted no later than October 1st.
2. Prior to October 1, the budget is legally enacted through passage of a resolution.
3. The appropriation budget is prepared and adopted by fund. Budgets are monitored within each department at the account level by the Executive Director and the Financial Services Director.

# COMPLIANCE SECTION



*A Vibrant, Connected, Diverse and Safe Community*



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

To the Board of Directors  
Lauderdale Lakes Community Redevelopment Agency  
Lauderdale Lakes, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund information of the Lauderdale Lakes Community Redevelopment Agency (the 'Agency'), a component unit of the City of Lauderdale Lakes, Florida (the "City") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated June 12, 2026.

**Internal Control over Financial Reporting**

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

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

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

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed 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 Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida

June 12, 2026

**Lauderdale Lakes Community Redevelopment Agency  
Schedule of Findings and Questioned Costs  
For the Fiscal Year Ended September 30, 2025**

**I. Summary of Independent Auditor's Results**

**Financial Statements**

Type of report the auditor issued: **Unmodified**

Internal control over financial reporting:

- Material weakness(es) identified?                        yes                      X  no
- Significant Deficiency(s)?                                yes                      X  none reported

Noncompliance material to financial  
statements noted?                                                yes                      X  no

**II. Prior Year Findings**

**None**

**III. Financial Statement Findings**

**None**

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTIONS 163.387(6) and 163.387(7), FLORIDA STATUTES**

To the Board of Directors  
Lauderdale Lakes Community Redevelopment Agency  
Lauderdale Lakes, Florida

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

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

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

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

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

This report is intended solely to describe our testing of compliance with aforementioned sections of the Florida statutes, and it is not suitable for any other reasons.

***HCT Certified Public Accountants & Consultants, LLC***

Hollywood, Florida

June 12, 2026

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

To the Board of Directors  
Lauderdale Lakes Community Redevelopment Agency  
Lauderdale Lakes, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Lauderdale Lakes Community Redevelopment Agency, Florida, (the “Agency”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 12, 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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant’s Report(s) 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 and schedule, which are dated June 12, 2026, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings and recommendations made in the preceding annual financial 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 Agency was established by ordinance and has no component units. The legal authority of the Agency 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 us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Agency 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 Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

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

### **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the Agency a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida, Statutes did not operate within the Agency geographical boundaries during the fiscal year under audit. There were no PACE Programs operating withing the Agency during fiscal year 2025.

### **Special District Component Units**

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

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

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 3 Employees.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3 Contractors.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$445,626.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$ 79,337.
- 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 as follows: (1) Lauderdale Lakes CRA Somerset Drive Roundabout Project: \$1,140,503 incurred project to date (total project budget - \$1,140,504.75) (2) Lauderdale Lakes CRA Trailhead Park Project: \$311,277 incurred (total project budget \$485,382.69).
- 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: No amendments were made.

**Additional Matters**

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

**Purpose of this Letter**

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

*HCT Certified Public Accountants & Consultants, LLC*

Hollywood, Florida

June 12, 2026