

Maitland Community Redevelopment Agency

A Component Unit of the City of Maitland, Florida

Annual Financial Report

Fiscal Year Ended
September 30, 2025

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MAITLAND COMMUNITY REDEVELOPMENT AGENCY

(A Component Unit of the City of Maitland, Florida)

CRA GOVERNING BOARD

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Michael Daniels, Community Development Director
Jerry Gray, CPA, Finance Director

MAITLAND COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Maitland, Florida)
ANNUAL FINANCIAL REPORT
FISCAL YEAR ENDED SEPTEMBER 30, 2025
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Independent Auditor's Report

Honorable Chairman and Members of the Agency Board
Maitland Community Redevelopment Agency
Maitland, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the major fund of the Maitland Community Redevelopment Agency (the "CRA"), a component unit of the City of Maitland, 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 the major fund of the CRA, as of September 30, 2025, and the respective changes in financial position, thereof 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 the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 and budgetary comparison schedule be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and supplementary information but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 4, 2026, on our consideration of CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Forvis Mazars, LLP

**Orlando, Florida
May 4, 2026**

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**

The Maitland Community Redevelopment Agency (the "CRA") Management's Discussion and Analysis (the "MD&A") presents an overview of the CRA's financial activities for the fiscal year ended September 30, 2025. Please read the CRA's financial statements following the MD&A.

The CRA is a component unit of the City of Maitland, Florida, (City) and the financial information detailed in this report is also contained in the City's Annual Comprehensive Financial Report.

Financial Highlights

- The assets and deferred outflow of resources of the CRA are more than the liabilities by \$4.3 million (net position).
- At September 30, 2025, the CRA fund reported ending fund balance of negative \$0.6 million, an improvement of \$2.2 million when compared to FY 2024's negative \$2.8 million balance. The decrease in the deficit is due to continued increases in tax increment financing revenues in the CRA from the City of Maitland, Florida (the "City") and Orange County, Florida (the "County"). Revenues doubled in FY 2020 and have been steadily increasing since, with the most recent increase in FY 2024 of \$42 million in taxable value. However, for FY 2025, the CRA experienced a decline in tax value of \$73 million due to the impact of the Florida Live Local Act where one multi-family parcel received a 75% reduction in taxable value (\$54.6 million). Two other multi-family apartment complexes realized overall reductions in taxable values of \$28 million. The growth in the valuation of the CRA is intended to spur further investment in CRA and improve the downtown district.
- The CRA's outstanding long-term liabilities decreased by \$1.7 million during fiscal year 2025 due to the pay down of debt through scheduled debt service payments of \$685 thousand and repayment of the advance to the City of \$1.0 million.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

The *government-wide financial statements*, which consist of the following two 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 financial position of the CRA is improving or deteriorating.

The *statement of activities* presents information showing how the CRA's net position changed during fiscal year 2025. All changes in net position are reported as soon as the underlying event, giving rise to the change, occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected but earned revenue).

Both of these financial statements distinguish functions of the CRA that are principally supported by taxes and intergovernmental revenues (*governmental activities*). The governmental activities of the CRA include general government and transportation, as the primary improvements in the CRA

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**

involved significant traffic improvements and relocation of stormwater ponds to facilitate growth. The government-wide financial statements can be found immediately following the MD&A.

Fund financial statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. While the City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements and has multiple funds, the CRA, being one of them, has only one fund.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The CRA adopts an annual appropriated budget and a budgetary comparison schedule has been provided to demonstrate budgetary compliance. The basic governmental fund financial statements may be found immediately following the government-wide financial statements.

Notes to the financial statements

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

Other information

In addition to the basic financial statements and accompanying notes, *required supplementary information* is included which presents a budgetary comparison schedule for the CRA and can be found following the notes to the financial statements.

Government-wide Financial Analysis

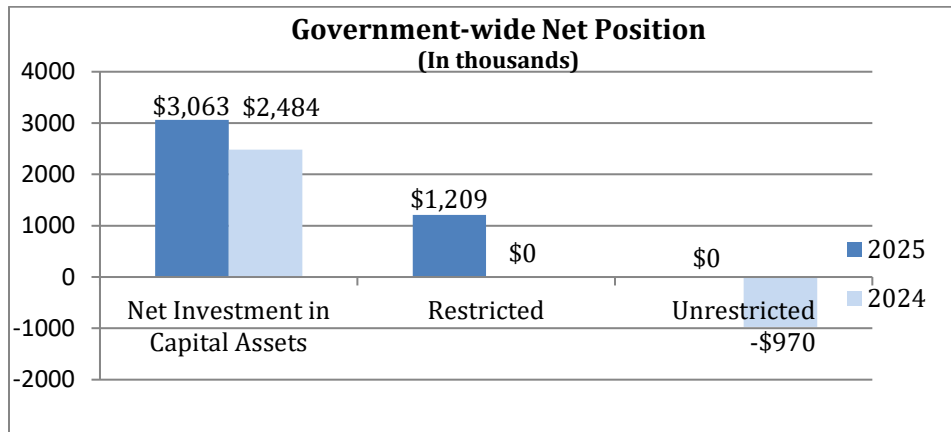
As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets and deferred outflow of resources are greater than liabilities by \$4.3 million at the close of the fiscal year ended September 30, 2025, an improvement of \$2.8 million. This increase in net position is primarily due to the surplus revenues in the CRA district; which has seen increment values increase from \$127 million in fiscal year 2019 to \$380 million in fiscal year 2025, a 198% increase.

The following table and graph provides a summary of Net Position compared to the prior year.

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**

**Maitland Community Redevelopment Agency
Net Position
(in thousands)**

	Governmental Activities	
	2025	2024
Assets		
Current and Other Assets	\$ 4,869	\$ 3,696
Capital Assets (net)	13,442	13,538
Total Assets	18,311	17,234
Total Deferred Outflows of resources	48	57
Liabilities		
Current and Other Liabilities	67	73
Long-term Liabilities	14,020	15,705
Total Liabilities	14,087	15,778
Net Position		
Net Investment in Capital Assets	3,063	2,484
Restricted	1,209	-
Unrestricted	-	(970)
Total Net Position	\$ 4,272	\$ 1,514



The largest portion of the CRA's net position, is reflected in its net investment in capital assets. Even though there was positive movement in the CRA overall, as shown in the increase in the Net Investment in Capital Assets by \$0.6 million. The CRA has a *restricted net position* of \$1.2 million for debt service as shown in restricted investment balance.

The CRA's total revenues decreased 13% or \$525 thousand due to the decrease in taxable value discussed above. Total expenses for all programs increased by 18.1% or \$113 thousand primarily attributable to an agreement with Florida Department of Transportation to develop plans for future intersection pedestrian safety improvements along the 17-92 corridor. The CRA purchased land in FY 2024 for the future extension of Independence Lane, north of Horatio Avenue, in the heart of downtown in an effort to stimulate future development. Our analysis below show the operations of governmental activities.

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**

**Maitland Community Redevelopment Agency
Changes in Net Position
(in thousands)**

	Governmental Activities	
	2025	2024
Revenues		
General Revenues		
Property Taxes	\$ 1,815	\$ 2,131
Unrest. Intergovernmental	1,417	1,637
Other	268	257
Total Revenues	3,500	4,025
Expenses		
General Government	148	12
Transportation	301	301
Interest on Long Term Debt	293	316
Total Expenses	742	629
Change in Net Position - before Transfers and Special Items	2,758	3,396
Transfers and Special Items		
Transfers	-	-
Total Transfers and Special Items	-	-
Change in Net Position	2,758	3,396
Net Position - Beginning	1,513	(1,883)
Net Position - Ending	\$ 4,271	\$ 1,513

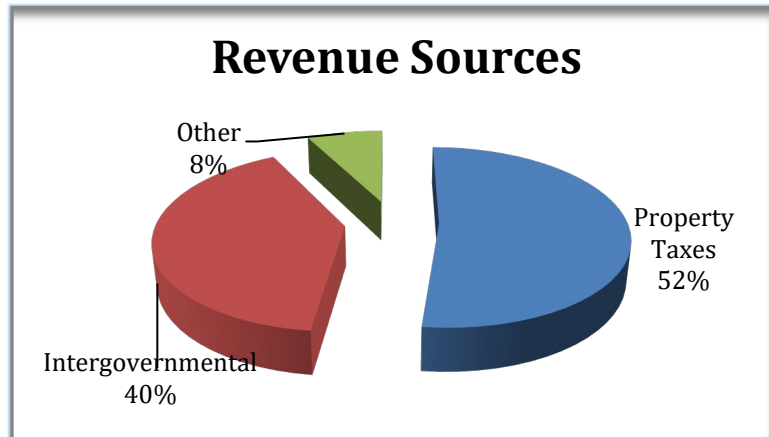
Governmental Activities

The CRA's total governmental revenues decreased by 13% (\$524 thousand) while total governmental expenses increased by 18.1% (\$113 thousand). As stated previously, the areas realizing the decreases in revenue were property taxes and County intergovernmental revenues due to the impact of the Florida Live Local Act.

There have not been any significant investments in future growth within the CRA recently as past projects were being completed. The CRA has not received any significant redevelopment inquiries.

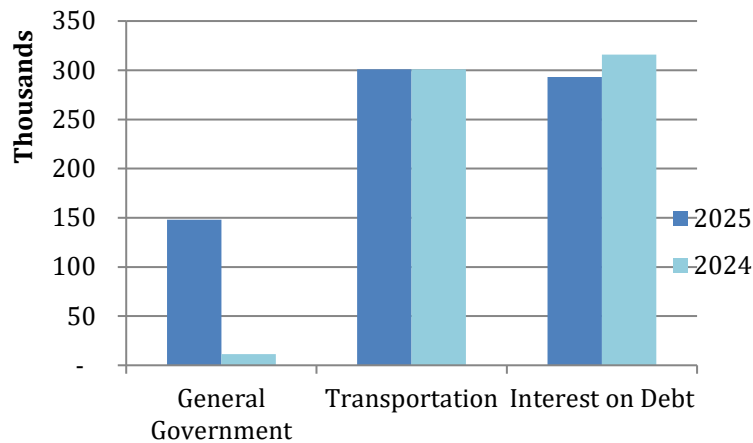
The CRA's millage rate increased from the prior year by 0.1001 mills to 5.0465 from 4.9464 mills for the City contribution and 4.4347 mills for the County contribution, the same as 2024. The table below compares current year revenues by source to the prior year for the CRA's governmental activities.

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**



The total cost of all governmental activities this year and the prior year was \$742 thousand and \$628 thousand respectively. The primary increase in the current year, is related to a \$135 thousand payment to the Florida Department of Transportation to develop intersection pedestrian safety improvements. The funding for the activities came from general governmental revenues which includes property taxes, intergovernmental revenues and investment income.

Comparison of Expenditures by Function



The table below presents the net cost (total expenses less revenues generated by the activity) of each function. The net cost shows the financial burden that was placed on the CRA's taxpayers by each of these functions.

**Net Cost by Function - Governmental
Activities
(in thousands)**

Function	Net Cost	Percent of Total
General Government	\$ 148	19.9%
Transportation	301	40.6%
Interest on Long Term Debt	293	39.5%
	<u>\$ 742</u>	<u>100.0%</u>

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**

Governmental fund

The focus of the CRA's *governmental fund* is to provide information on near-term inflows, outflows, and balances of *spendable resources*. Such information is useful in assessing the CRA's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of fiscal year 2025, the CRA's governmental fund reported an ending fund balance deficit of \$621 thousand, a decrease of \$2.2 million in comparison with prior years' deficit of \$2.8 million. The deficit fund balance has been covered by advances from the City.

CRA Budgetary Highlights

Differences between the CRA's original budget and final amended budget, include an increase in resources (revenue) of \$214 thousand primarily due to favorable interest rates over the originally budgeted amount and appropriations increased by \$329 thousand due to a budget amendment to provide funding for Florida Department of Transportation study referred to above and encumbrance carry forwards for outstanding purchase orders from FY 2024. When comparing the Budgetary Comparison Schedule to the Statement of Revenues Expenditures and Changes in Fund Balance, they show different values. This is primarily due to the repayment of the advance to the City, which is not shown as a transfer for financial reporting purposes. Refer to the Budgetary Comparison Schedule on page 27.

The changes within functions are briefly summarized as follows:

**Maitland Community Redevelopment Agency
Original and Final Budget Comparison
(in thousands)**

	Original Budget	Final Budget	Increase / (Decrease)
General Government	\$ 1,219	\$ 1,549	\$ 330
Debt Service	975	974	(1)
	\$ 2,194	\$ 2,523	\$ 329

The CRA's total actual expenditures (budgetary basis) were equal to the final amended budget for the CRA Fund. The CRA's total actual revenues were also equal to final amended budget. Additional information on budgetary compliance, including a budgetary comparison schedule for the CRA can be found following the notes to the financial statements.

Capital Assets and Debt Administration

Capital Assets

The CRA's investment in capital assets as of September 30, 2025 amounts to \$13.4 million (net of accumulated depreciation). This investment in capital assets includes land and infrastructure. The change in the CRA's investment in capital assets for the current fiscal year is for design services for the future extension of Independence Lane north of \$205 thousand and \$301 thousand of depreciation expense.

**Maitland Community Redevelopment Agency
Management's Discussion and Analysis
September 30, 2025**

Capital Assets - Net
(in thousands)

	Governmental Activities
Land	\$ 3,492
Construction In Progress	237
Infrastructure	<u>18,084</u>
	21,813
Less:	
Accumulated Depreciation and Amortization	<u>(8,371)</u>
Capital Assets - Net	<u><u>\$ 13,442</u></u>

Long-term Debt

At the end of fiscal year 2025, the CRA had total long-term liabilities of \$14 million. The CRA had outstanding loans to a bank of \$8.5 million and advances due to the City of \$5.5 million.

**Maitland Community Redevelopment Agency
Outstanding Note Payable and Due to City
(in thousands)**

Loans Payable	\$ 8,530
Due to City	<u>5,490</u>
Long-term Liabilities	<u><u>\$ 14,020</u></u>

Additional information on the CRA's debt can be found in Note 4 of this report.

Economic Factors and Next Year's Budgets and Rates

CRA revenues for 2026 are projected at \$3.5 million, essentially the same as 2025 actual receipts. Expenditures and repayment to the City are budgeted at \$4.5 million, resulting in a deficit of \$1 million. The deficit is primarily due to the repayment of \$2.064 million to the City. In addition, a budget amendment will be provided to the Board to carry forward unspent and unencumbered budget \$3.4 million. The budgeted repayment of advance to the City will reduce the deficit fund balance by \$2.064 million. For FY 2026 the CRA's operating ad valorem tax rate remains the same at 5.0465, and the County's CRA millage rate of 4.4347 remains the same.

Requests for Information

This financial report is designed to present users with a general overview of the CRA's finances and to demonstrate the CRA's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact the City's Finance Department, 1776 Independence Lane, Maitland, Florida 32751.

Maitland Community Redevelopment Agency
Statement of Net Position
September 30, 2025

	Governmental Activities
ASSETS	
Restricted Assets	
Investments	\$ 4,868,927
Capital Assets:	
Non-depreciable	3,728,909
Depreciable - Net	9,713,098
Total Assets	18,310,934
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Charge on Refunding	47,642
Total deferred outflows of resources	47,642
LIABILITIES	
Liabilities Payable from Restricted Assets	
Accrued Interest Payable	66,961
Long-term Liabilities	
Due Within One Year	
Loans Payable	730,000
Due to City of Maitland	2,064,000
Due in More Than One Year	
Loans Payable	7,800,000
Due to City of Maitland	3,425,792
Total Liabilities	14,086,753
NET POSITION	
Net Investment in Capital Assets	3,063,194
Restricted for:	
Debt Service	1,208,629
Unrestricted	-
Total Net Position	\$ 4,271,823

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

Maitland Community Redevelopment Agency
Statement of Activities
For the Year Ended September 30, 2025

		Net (Expense) Revenue and Changes in Net Position
FUNCTIONS / PROGRAMS	Expenses	Governmental Activities
Governmental Activities:		
General Government	\$ 13,089	\$ (13,089)
Transportation	435,841	(435,841)
Interest on Long-Term Debt	293,048	(293,048)
Total Governmental Activities	<u>741,978</u>	<u>(741,978)</u>
General Revenues:		
Property Tax		1,815,443
Unrestricted Intergovernmental Revenues		1,416,712
Unrestricted Investment Income		268,197
Total General Revenues/Transfers		<u>3,500,352</u>
Change in Net Position		2,758,374
Net Position - Beginning		<u>1,513,449</u>
Net Position - Ending		<u><u>\$ 4,271,823</u></u>

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

Maitland Community Redevelopment Agency
Balance Sheet - Governmental Fund
September 30, 2025

	Community Redevelopment Agency - 161
ASSETS	
Restricted Investments	\$ 4,868,927
Total Assets	<u><u>\$ 4,868,927</u></u>
LIABILITIES AND FUND BALANCES	
Liabilities:	
Due to City of Maitland	\$ 5,489,792
Total Liabilities	<u>5,489,792</u>
Fund Balances: (deficits)	
Unassigned	<u>(620,865)</u>
Total Fund Balances	<u>(620,865)</u>
Total Liabilities and Fund Balances	<u><u>\$ 4,868,927</u></u>

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

Maitland Community Redevelopment Agency
Reconciliation of the Balance Sheet of Governmental Fund
To the Statement of Net Position
September 30, 2025

Total fund balances deficits of governmental fund	\$ (620,865)
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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 fund. The cost of the assets is \$21,812,751 and the accumulated depreciation is \$8,370,744.	13,442,007
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Bond proceeds and notes issued provided financial resources to governmental funds while repayment of principal consumes the current financial resources of the governmental fund. Also, the governmental fund reports the effect of premiums, discounts and deferred amounts on refundings when debt is first issued; these amounts are deferred and amortized in the statement of activities. The net effect of the differences in the treatment of long-term debt is as follows:

Loans payable	\$ (8,530,000)		
Deferred charge on refunding	47,642		
Accrued interest payable	<u>(66,961)</u>		<u>(8,549,319)</u>

Total net position of governmental activities	\$ 4,271,823
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The notes to the financial statements are an integral part of the financial statements.

Maitland Community Redevelopment Agency
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Fund
For the Year Ended September 30, 2025

	Community Redevelopment Agency - 161
REVENUES	
Taxes:	
Property Taxes	\$ 1,815,443
Intergovernmental:	
Other Intergovernmental	1,416,712
Investment Income	268,197
Total Revenues	<u>3,500,352</u>
EXPENDITURES	
Current:	
General Government	13,089
Transportation	134,708
Debt Service	
Principle	685,000
Interest	289,351
Capital Improvements	205,106
Total Expenditures	<u>1,327,254</u>
Excess of Revenues Over Expenditures	<u>2,173,098</u>
Net Change in Fund Balances	2,173,098
Fund Balances (Deficits) - Beginning	<u>(2,793,963)</u>
Fund Balances (Deficits) - Ending	<u><u>\$ (620,865)</u></u>

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

Maitland Community Redevelopment Agency
Reconciliation of the Statement of Revenues, Expenditures, and Changes
in Fund Balances of Governmental Fund to the Statement of Activities
For the Year Ended September 30, 2025

Net change in fund balances - total governmental fund **\$ 2,173,098**

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

The Governmental fund reports capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation (\$301,133) exceeds capital purchases (\$205,106) in the current period (per Note 3). (96,027)

The issuance of long-term debt provides current financial resources to the governmental fund, while the repayment of the principal of long-term debt consumes the current financial resources of the governmental fund. Neither transaction, however, has any effect on net position.
2014 CRA Loan principal payment 685,000

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental fund.

Amortization of deferred charge on refunding	(9,428)	
Change in accrued interest on long-term debt	5,731	(3,697)

Change in net position of governmental activities \$ 2,758,374

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

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Maitland Community Redevelopment Agency (the “CRA”) have been prepared in conformity with generally accepted accounting principles as applicable to government units.

A. Reporting Entity

The CRA is an incremental tax district and blended component unit created by the City of Maitland (the “City”). The CRA was created by the City with the adoption of Resolution #13-2003 on August 25, 2003, pursuant to Florida Statutes 163.356. The City Council and one representative appointed by the Board of Orange County Commissioners serve as the governing board (the “Council”), approve the budget, provide funding, and oversee all accounting functions for the CRA. The CRA’s services are provided exclusively to the City. The Council is responsible for the establishment and adoption of policy. The execution of such policy is the responsibility of the City Manager as is appropriate for the City’s Council-Manager form of government.

B. New Accounting Standards Adopted

In fiscal year 2025, the CRA adopted new accounting standards as follows:

GASB Statement No. 101 – This Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This did not have any impact on the CRA’s financial statements.

GASB Statement No. 102 – State and local governments face a variety of risks that could negatively affect the level of service they provide or their ability to meet obligations as they come due. Although governments are required to disclose information about their exposure to some of those risks, essential information about other risks that are prevalent among state and local governments is not routinely disclosed because it is not explicitly required. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government’s vulnerabilities due to certain concentrations or constraints. This did not have any impact on the CRA’s financial statements.

C. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the CRA. The CRA does not have any business-type or fiduciary activities. *Governmental activities*, are supported by taxes, intergovernmental revenues and interest income. The Statement of Activities demonstrates the degree to which the direct expenses and indirect costs of a given function, or segment, are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Indirect Expenses* are those costs that are allocated to functions and activities in accordance with the CRA’s and City’s adopted indirect cost allocation plan combined. The “Expenses” column includes both direct and indirect expenses. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not assigned as program revenues are reported instead as *general revenues*.

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

Government-wide Financial Statements

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes and intergovernmental revenues are recognized as revenues in the year for which they are levied.

Fund Financial Statements

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 180 days after the end of the current fiscal period, except for property tax revenue as to which the period is 60 days. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Property taxes, intergovernmental, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the CRA.

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

E. Use of Estimates

In preparing the financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the financial statements and operations for the period. Actual amounts could differ from those estimates. In accordance with its policy, the City reviews the estimated useful lives of its fixed assets on an ongoing basis.

F. Stewardship, Compliance and Accountability

1. Budgetary Information

The CRA follows these procedures in establishing the budgetary data reflected on the financial statements-

- (a) The CRA is legally required to prepare formal budgets. Subsequent implementations of the budgets serve as a financial and authoritarian control during the year.
- (b) On or before July 15th of each year, the City Manager submits to the Council a budget for the ensuing fiscal year along with an accompanying budget message.
- (c) Budget workshop sessions are scheduled by the Council as needed.
- (d) The general summary of the budget and notice of public hearing is published in the local newspaper.
- (e) Prior to October 1, the budget is legally enacted through passage of a resolution.
- (f) The Council may make supplemental appropriations in excess of those estimated for the year up to the amount of available resources. During fiscal year 2025, the CRA made amendments to the budget, which added to the amount that was originally appropriated.
- (g) The City Manager is authorized to transfer part or all of an unencumbered appropriation balance among programs within a fund, and upon written request by the City Manager; the Council may authorize (by majority vote) a transfer of part or all of any unencumbered appropriation balance to the City. The level of classification detail at which expenditures may not legally exceed appropriations is by fund. Administrative control is maintained at the program level.

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

- (h) Every appropriation, except for capital expenditures, shall lapse at the close of the fiscal year to the extent it has not been expended or encumbered.

2. Deficit Fund Balance

The CRA had a deficit unassigned fund balance of \$620,865 at September 30, 2025. The General Fund and Utility Fund of the City have advanced \$3,593,337 and \$1,896,455, respectively, to cover this shortfall. The advances are expected to be liquidated in future years with tax increment revenues. For fiscal year 2025, the CRA paid back \$1,000,000 to the City.

G. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, savings accounts, and highly liquid investments (including restricted assets with a maturity of three months or less when purchased).

H. Investments

The CRA invests with an external local government investment pool (LGIP), the State Board of Administration of Florida (SBA or Florida PRIME). Accordingly, the LGIP's values are calculated using the amortized cost method, consistent with GASB Statement No. 79.

The SBA has an executive director appointed by the Governor, State Treasurer, and the State Comptroller. An Investment Advisory Council is provided for by law and is composed of six members appointed by the Governor, State Treasurer, and State Comptroller. The Florida Senate confirms members. The Investment Advisory Council meets quarterly for the purpose of reviewing investment performance, providing insights, advice, and counsel on these matters.

I. Restricted Assets

The use of certain assets of the CRA are restricted by specific provisions of bond resolutions and other agreements. Assets so designated are identified as restricted assets on the statement of Net Position.

J. Capital Assets

Capital assets include land and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and are reported in the government-wide financial statements. The CRA has no capital assets that meet the definition of intangible assets per GASB No. 51, *Accounting and Financial Reporting for Intangible Assets*. Roads, bridges, and sidewalks are capitalized when their initial costs equal or exceed \$25,000 and have estimated useful lives of more than one year.

Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. Depreciation and amortization is provided over the estimated useful lives of depreciable assets using the straight-line method. The estimated useful lives of the infrastructure are 10 ~ 50 years.

K. Deferred Outflows/ Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for the deferred outflows of resources. This separate financial statement element, *deferred outflow 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. The CRA reports deferred charge on refunding, a deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This represents an acquisition of net position that applies to a future period(s) and will not be recognized as in inflow of resources (revenue) until that period.

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

L. Encumbrances

Encumbrances are recorded in governmental funds at the time a purchase order or other commitment is issued. Encumbrances at year-end represent the estimated amount of expenditures to result if unperformed purchase orders and other commitments at year-end are completed. Encumbrance accounting is utilized to assure effective budgetary control and accountability. Encumbrances are carried forward to the subsequent year and become part of the subsequent year's budget for annually budgeted funds.

M. Net Position/Fund Balances

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net Position Flow Assumption – Sometimes the CRA will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the CRA's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Net Investment in Capital Assets – This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of assets reduce the balance of this category.

Restricted Net Position – This category presents external restrictions imposed by creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This category represents net position that does not meet the definition of "investment in capital assets" or "restricted."

Fund Balance Flow Assumption – Sometimes the CRA will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the CRA's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance can be used for the same purpose; committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

The governmental funds present the components of fund balances in classifications described below.

Restricted Fund Balance – Amounts that can only be spent for specific purposes stipulated by (a) external resource providers such as creditors (by debt covenants), grantors, contributors or laws and regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

Unassigned Fund Balance – This classification represents fund balance that has not been assigned to other funds and has not been restricted, committed, or assigned to specific purposes within the CRA Fund. Unassigned fund balance may also include negative balances for any governmental fund, if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

The CRA uses restricted amounts first when both restricted and unrestricted fund balance is available. Additionally, the CRA would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

N. Revenues and Expenditures/Expenses

Property Taxes / Intergovernmental – The CRA’s primary source of revenue is tax increment funds from the City of Maitland and Orange County. Property taxes are levied annually by the City based upon assessed valuations established by the Orange County Property Appraiser. The rate, as permitted by Florida Law and City Charter, is set annually by the City Council and collected by the Orange County Tax Collector. The City is permitted by State Statute to levy taxes up to 10 mills on assessed properties. Property taxes are secured by a statutory lien effective as of the original levy date of October 2024. Taxes are due March 31 and become delinquent April 1. The incremental revenues are computed by applying the operating tax rates for the City and County, multiplied by the increased value of the property located within the boundaries of the CRA, over the base property value. The City and County are required to fund this amount annually, without regard to the tax collection or other obligations by January 1 each year.

2. CASH AND CASH EQUIVALENTS AND INVESTMENTS

As of September 30, 2025, these amounts are classified in the accompanying financial statements as restricted investments.

A. Investments

Florida Statutes, the City’s Charter and the City’s Investment Policy for the City, which incorporates the CRA.

- (1) The Florida Local Government Surplus Funds Trust,
- (2) Direct obligations of the U.S. Government,
- (3) Direct obligations of any bank or savings and loan association certified as a Qualified Public
- (4) Obligations of the Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, Federal Home Loan Bank or its district banks, Government National Mortgage Association, and Federal National Mortgage Association (US Government agency).

The State of Florida State Board of Administration (SBA) administers the Local Government Surplus Funds Trust Fund (LGSTF), a Local Government Investment Pool (LGIP), which is governed by Chapter 19-7 of the Florida Administrative Code and Chapters 215 and 218 of the Florida Statutes. These rules provide guidance and establish the policies and general operating procedures for the administration of the LGSTF. The LGSTF is not a registrant with the Securities and Exchange Commission (SEC). All of the CRA’s investments are invested with the SBA.

The fair values of the LGSTF is equal to the value of the pool shares. The investments in the LGSTF are not insured by FDIC or any other governmental agency. The LGSTF follows GASB Statement No. 79 and values all securities at amortized cost, which approximate fair value, in an attempt to maintain a constant net asset value (NAV) of \$1 per share. GASB 79 provides that if a participant has an investment in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost it should disclose the presence of any limitations or restrictions on withdrawals (such as redemption notice periods, maximum transaction amounts, and the qualifying external investment pool’s authority to impose liquidity fees or redemption gates) in notes to the financial statements.

With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states, “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100 percent of their account value.

Credit Risk

In compliance with the investment policy, the CRA minimizes credit risk losses due to default of a security issue or backer by: limiting investments to the safest types of securities, limiting bank certificates of deposit to institutions designated as qualified public depositories in compliance with Florida Statute 280.02, and diversifying the investment portfolio so that potential losses on individual securities are minimized.

The CRA’s investments categorized by credit risk as of September 30, 2025, is AAAm by Standard and Poor’s.

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the investment policy requires a maximum maturity of no longer than five (5) years for operating funds and ten (10) years for non-operating funds. Maturities are structured to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the secondary market prior to maturity.

Custodial Risk

Custodial credit risk is the risk that, in the event of the failure of the counter party, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. To mitigate custodial risk, the policy requires brokers/dealers to provide audited financial statements, proof of National Association of Securities Dealers certification and proof of state registration. Securities transactions between a financial institution and broker/dealer and the custodian involving purchase or sale of securities by transfer of money or securities must be made on a “delivery vs. payment” basis, if applicable, to ensure the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction.

Concentration of Credit Risk

The investment policy requires that investments be diversified by security type and institution. Specific limitations as to the percentage of the portfolio and length of maturity for each type of investment are monitored for the City as whole and does not apply specifically to the CRA and the CRA is in compliance with the investment policy.

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

3. CAPITAL ASSETS

A. Changes in Capital Assets

The following table shows the changes in capital assets of the CRA. Depreciation expense is shown as transportation expense.

Governmental Activities	Beginning Balance 10/1/2024	Increases	Decreases	Ending Balance 9/30/2025
Capital Assets, Not Being Depreciated:				
Land	\$ 3,492,309	\$ -	\$ -	\$ 3,492,309
Construction In Progress	31,494	205,106	-	236,600
Total Capital Assets, Not Being Depreciated	<u>3,523,803</u>	<u>205,106</u>	<u>-</u>	<u>3,728,909</u>
Capital Assets, Being Depreciated:				
Infrastructure	18,083,842	-	-	18,083,842
Total Capital Assets Being Depreciated	<u>18,083,842</u>	<u>-</u>	<u>-</u>	<u>18,083,842</u>
Less Accumulated Depreciation For:				
Infrastructure	(8,069,611)	(301,133)	-	(8,370,744)
Total Accumulated Depreciation	<u>(8,069,611)</u>	<u>(301,133)</u>	<u>-</u>	<u>(8,370,744)</u>
Total Capital Assets, Being Depreciated, Net	<u>10,014,231</u>	<u>(301,133)</u>	<u>-</u>	<u>9,713,098</u>
Governmental Activities Capital Assets, Net	<u>\$ 13,538,034</u>	<u>\$ (96,027)</u>	<u>\$ -</u>	<u>\$ 13,442,007</u>
Transportation depreciation expense	\$ 301,133			

B. Net Capital Assets / Net Investment in Capital Assets

The following is a summary of net capital assets as shown on the government-wide statement of net position:

	Governmental Activities
Land	\$ 3,492,309
Construction In Progress	236,600
Infrastructure	<u>18,083,842</u>
	\$ 21,812,751
Less:	
Accumulated Depreciation and Amortization	<u>(8,370,744)</u>
Capital Assets - Net	<u>13,442,007</u>
Less:	
Loans Payable	(8,530,000)
Capital Advance from City	(1,896,455)
Plus:	
Deferred Charge on Refunding	<u>47,642</u>
Net Investment in Capital Assets	<u>\$ 3,063,194</u>

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

4. LONG-TERM LIABILITIES

A. A summary of changes in long-term liabilities is as follows:

	Balance 10/1/2024	Additions	Reductions	Balance 9/30/2025	Due Within One Year
Governmental Activities:					
Loans Payable:					
CRA Revenue Loan	\$ 9,215,000	\$ -	\$ (685,000)	\$ 8,530,000	\$ 730,000
Advance from City	6,489,792	-	(1,000,000)	5,489,792	2,064,000
Governmental Activities					
Long-term Liabilities	\$ 15,704,792	\$ -	\$(1,685,000)	\$ 14,019,792	\$ 2,794,000

Community Redevelopment Agency Redevelopment Revenue Note, Series 2014

On November 4, 2014, the CRA secured a \$13,485,000 Redevelopment Revenue loan through a direct borrowing from TD Bank secured by tax increment revenue and a covenant to budget and appropriate from any non-ad valorem resources available. The loan carries an interest rate of 3.14%, has annual principal and bi-annual interest payment with a final maturity of July 1, 2034. Deposits to the restricted revenue account are required monthly in the amount of one sixth (1/6th) of the interest due on the next semi-annual interest payment date and one twelfth (1/12th) of the principal on the next principal date. Funds in the restricted revenue account are to be continuously secured in the same manner as state and municipal deposits of funds are required to be secured by the Laws of the State of Florida.

The City has pledged, as security for the loan, to appropriate funds from the City's General Fund should revenues from the CRA be insufficient to cover the debt service payments. The proceeds from the Series 2014 issuance were used to refund the CRA Bonds Series 2005 which were used for the construction of transportation improvements, stormwater and utility infrastructure related to the Downtown Maitland Master Plan Projects. For the current year, principal and interest paid and total tax incremental financing revenue was \$974,351 and \$3,232,155; respectively. The percentage portion of debt service to pledged revenue stream is 30.15% or 331.72% revenue relative to required debt service. The current outstanding amount is \$8,530,000.

The Due to City represents an advance (loan), from various sources of the City, as approved by the City Council, as a means of funding operating expenses and capital projects to be repaid with future excess TIF revenues. The loan is being repaid with tax increment revenues and the repayment amount is calculated each year when revenues are known. There is no repayment schedule for the advance, however, the CRA has budgeted to repay the City \$2,064,000 in 2026. The current year repayment to the City was \$1,000,000.

B. Debt Service Requirements

The following are the debt service requirements to maturity on the CRA's community redevelopment agency revenue note:

Fiscal Year	Direct Borrowing CRA Redevelopment Revenue Note 2014		
	Principal	Interest	Total
2026	\$ 730,000	\$ 267,842	\$ 997,842
2027	780,000	244,920	1,024,920
2028	830,000	220,428	1,050,428
2029	885,000	194,366	1,079,366
2030	940,000	166,577	1,106,577
2031 - 2034	4,365,000	352,308	4,717,308
Total	\$ 8,530,000	\$ 1,446,441	\$ 9,976,441

Maitland Community Redevelopment Agency
Notes to the Financial Statements
September 30, 2025

5. ENCUMBRANCES

Encumbrance reporting is utilized as an extension of formal budgetary integration for the General Fund, the CRA Fund, and Special Revenue funds. At September 30, 2025, certain amounts shown as restricted, committed or assigned for specific purposes have been encumbered in the governmental funds and re-appropriated on October 1, 2025. At September 30, 2025, the CRA had \$196,244 in outstanding encumbrances for design services.

6. COMMITMENTS AND CONTINGENCIES

Litigation - The CRA is subject to various disputes, legal proceedings and labor relations claims which arise in the normal course of its operations. In the opinion of management, the amount of ultimate liability with respect to these activities will not be material to the CRA's financial condition and would be handled by the City, with any applicable charges allocated to the CRA.

7. SUBSEQUENT EVENTS

The CRA has evaluated subsequent events through the date of the independent auditor's report, the date the financial statements were available to be issued, and there are none.

Maitland Community Redevelopment Agency
Supplementary Information (Unaudited)
September 30, 2025

For a dependent special district or an independent special district, or a local government entity that includes the information of a dependent special district as provided in Section 218.39(3)(a), Florida Statutes, the following specific information is provided by management:

1. The total number of district employees compensated in the last pay period of the district's fiscal year being reported – Zero (0) employees
2. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year being reported – Zero (0) independent contractors
3. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency – Zero (0) employee compensation
4. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency – Fifty thousand eight hundred fifty-two dollars (\$50,852).
5. 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 – One (1) construction project, expenditures two hundred and five thousand one hundred and six dollars (\$205,106).
6. A budget variance report 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 – refer to page 30
7. For an independent special district that imposes ad valorem taxes, the following specific information is provided by management:
 - a. The millage rate or rates imposed by the district ~ N/A
 - b. The total amount of ad valorem taxes collected by or on behalf of the district ~ N/A.
 - c. The total amount of outstanding bonds issued by the district and the terms of such bonds – N/A.
8. For an independent special district that imposes non-ad valorem special assessments, the following specific information provided by management – N/A.

**Maitland Community Redevelopment Agency
Budgetary Comparison Schedule
For the Year Ended September 30, 2025**

	Budgeted Amounts		Actual Amounts (Budgetary Basis)	Variance with Final Budget Positive (Negative)
	Original	Final		
Resources (inflows):				
Property Taxes	\$ 1,817,000	\$ 1,815,443	\$ 1,815,443	\$ -
Intergovernmental	1,418,000	1,416,712	1,416,712	-
Investment Income	51,000	268,197	268,197	-
Amounts available for appropriation	3,286,000	3,500,352	3,500,352	-
Charges to appropriations (outflows):				
General Government	19,000	147,797	147,797	-
Capital Outlays	200,000	401,350	401,350	-
Transfers to City	1,000,000	1,000,000	1,000,000	-
Debt Service	975,000	974,351	974,351	-
Total charges to appropriations	2,194,000	2,523,498	2,523,498	-
Deficiency of Resources Under Charges to Appropriations	1,092,000	976,854	976,854	-
Budgetary Fund Balance (Deficit) - Beginning of Year	(2,793,963)	(2,793,963)	(2,793,963)	-
Budgetary Fund Balance (Deficit) - End of Year	\$ (1,701,963)	\$ (1,817,109)	\$ (1,817,109)	\$ -

Note: This schedule was prepared on a budgetary basis. The reconciliation between the budgetary basis and GAAP is explained below.

Explanation of Differences between Budgetary Inflows and Outflows
and GAAP Revenues and Expenditures

Sources/inflows of resources

Actual amounts (budgetary basis) "available for appropriation" from the budgetary comparison schedule.	\$ 3,500,352
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds.	<u><u>\$ 3,500,352</u></u>

Uses/outflows of resources

Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule.	\$ 2,523,498
Differences - budget to GAAP:	
Outstanding encumbrances are outflows of budgetary resources but are not expenditures for financial reporting purposes.	(196,244)
Transfers to City are outflows of budgetary resources but are not expenditures for financial reporting purposes.	<u>(1,000,000)</u>
Total expenditures as reported on the statement of revenues, expenditures and changes in fund balances - governmental funds.	<u><u>\$ 1,327,254</u></u>

**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

Honorable Chairman and Members of the Agency Board
Maitland Community Redevelopment Agency
Maitland, 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 the major fund of the Maitland Community Redevelopment Agency (the "CRA"), a component unit of the City of Maitland, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise CRA's basic financial statements, and have issued our report thereon dated May 4, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

Forvis Mazars, LLP

**Orlando, Florida
May 4, 2026**

Independent Auditor's Management Letter

Honorable Chairman and Members of the Agency Board
Maitland Community Redevelopment Agency
Maitland, Florida

Report on the Financial Statements

We have audited the financial statements of the Maitland Community Redevelopment Agency (the "CRA"), a component unit of the City of Maitland, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 4, 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 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 May 4, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The official title and legal authority of the CRA 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 CRA met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures 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 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 geographical 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 218.39(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)7., *Rules of the Auditor General*, the CRA reported the required information as supplementary information, as listed in the table of contents. This information has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on the information.

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 fraud, waste, or abuse, that has occurred or is likely to have occurred, that has 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 Agency Board, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Forvis Mazars, LLP

Orlando, Florida
May 4, 2026

Independent Accountant's Report

Honorable Chairman and Members of the Agency Board
Maitland Community Redevelopment Agency
Maitland, Florida

We have examined the compliance of the Maitland Community Redevelopment Agency (the "CRA"), a component unit of the City of Maitland, Florida, with the requirement of Sections 163.387(6) and (7) and 218.415, Florida Statutes, for the fiscal year ended September 30, 2025. The CRA's management is responsible for 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 is in compliance 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 the specified requirements.

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

Forvis Mazars, LLP

**Orlando, Florida
May 4, 2026**