



St. Petersburg Community Redevelopment Agency

(A Component Unit of the City of St. Petersburg, Florida)

Annual Financial Report

(Reports of the Independent Auditor Thereon and Compliance Section)

Fiscal Year 2025

October 1, 2024 - September 30, 2025

ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of St. Petersburg, Florida)

Annual Financial Report

Fiscal Year Ended September 30, 2025

(Reports of the Independent Auditor Thereon and Compliance
Section)

Prepared by Department of Finance

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

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**CITY OF ST. PETERSBURG, FLORIDA
MAYOR-COUNCIL FORM OF GOVERNMENT
Fiscal Year 2025**

MAYOR

Kenneth T. Welch

COUNCIL MEMBERS

Council member, District 1
Council member, District 2
Council member, District 3
Council member, District 4
Council member, District 5
Council member, District 6
Council member, District 7
Council member, District 8

Copley Gerdes, Chair
Brandi Gabbard
Mike Harting
Lisset Hanewicz, Vice Chair
Deborah Figgs-Sanders
Gina Driscoll
Corey Givens Jr.
Richie Floyd

OFFICIALS APPOINTED BY CITY COUNCIL

CITY ATTORNEY

Jacqueline Kovilaritch, Esq.

OFFICIALS APPOINTED BY MAYOR - APPROVED BY CITY COUNCIL

CITY ADMINISTRATOR

Robert Gerdes

ASSISTANT CITY ADMINISTRATOR

Thomas Greene

**FINANCE DEPARTMENT STAFF
APPOINTED BY MAYOR**

CHIEF FINANCIAL OFFICER

Erika R. Langhans

TREASURER

Thomas J. Hoffman

CONTROLLER

David Goddu

Report of Independent Auditor

To the Agency Board
Community Redevelopment Agency
City of St. Petersburg, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Community Redevelopment Agency of the City of St. Petersburg, Florida (the "Agency"), a component unit of the City of St. Petersburg, Florida, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each 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. 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 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 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 the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 required supplementary information, as listed in the table of contents, 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 March 19, 2026, on our consideration of the Agency'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 Agency'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 Agency's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Tampa, Florida
March 19, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Management's Discussion and Analysis - Unaudited
September 30, 2025

The Management's Discussion and Analysis ("MD&A") of the St. Petersburg Community Redevelopment Agency (the "Agency") is designed to provide an objective and easy to read analysis of the financial activities based on currently known facts, decisions, and conditions. The MD&A provides a broad overview, short-term and long-term analysis of the Agency's activities based on information presented in the financial statements. Specifically, this information is designed to assist the reader in focusing on significant financial issues, provide an overview of the Agency's financial activity and identify changes in the Agency's financial position and its ability to address the next year's challenges. Finally, the MD&A will identify any material deviations from the approved budget.

The Agency is an independent agency and a component unit of the City of St. Petersburg, Florida ("City"). The Agency has presented its financial statements in accordance with the reporting model required by generally accepted accounting principles (GAAP) as promulgated by the Governmental Accounting Standards Board.

The information contained in this MD&A is only a component of the entire financial statement report. Readers should take time to read and evaluate all sections of the report, including the footnotes and required supplementary information provided.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Agency's basic financial statements are comprised of the 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains required supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business. In addition, the government-wide statements are prepared using the accrual basis of accounting. The *Statement of Net Position* presents information on the Agency's assets and liabilities and when applicable, deferred inflows of resources and deferred outflows of resources, with the difference between the two reported as net position.

The *Statement of Activities* presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in revenues are reported as soon as underlying events giving rise to the change occur regardless of the timing of related cash flows. The expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements present functions of the Agency that are principally supported by tax increment financing (governmental activities). The governmental activities of the Agency include general government activities, redevelopment projects and contributions made to the City for capital projects within the legal boundaries of the districts. Thus, the Agency has no business--type activities.

The government-wide financial statements are found beginning on page 16 of this report.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Management's Discussion and Analysis - Unaudited
September 30, 2025

Fund Financial Statements

The governmental fund financial statements provide readers with an overview of each fund and its related function in a traditional format. A fund is a grouping of related accounts that maintain control over resources that are segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate legal compliance with finance-related legal requirements. The Agency utilizes five funds for the fiscal year ending September 30, 2025, one general fund and four special revenue funds from which all transfers to the City for capital outlays or grant programs are financed.

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, the 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.

The focus of governmental funds is narrower than government-wide financial statements, and it is therefore useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By comparing and contrasting, readers may better understand the long-term impact of the Agency's near term financing decisions. The "Balance Sheet – Governmental Funds" and "Statement of Revenues, Expenditures, and Change in Fund Balance – Governmental Funds" are reconciled as shown on the "Reconciliation of the Balance Sheet – Governmental Fund to the Statement of Net position" and the "Reconciliation of the Statement of Revenues, Expenditures and Change in Fund Balance – Governmental Funds to the Statement of Activities" to facilitate the comparison between the *governmental funds* and *governmental activities*.

The Agency adopts annual appropriated budgets for each of its districts. A budgetary comparison schedule provided for the four districts with two funds being presented for one of the districts demonstrates compliance with those budgets.

The basic governmental funds financial statements can be found beginning on page 18 of this report. The reconciliations between the governmental funds and governmental activities are found on pages 20 and 23.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and the fund financial statements. These notes to the basic financial statements begin on page 24 of this report.

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Agency's budget to actual results for the districts for the current year. The required supplementary information can be found on pages 38 to 44 of this report.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Management's Discussion and Analysis - Unaudited
September 30, 2025

FINANCIAL SUMMARY

The Agency's total revenues and grants received for the year ended September 30, 2025 were approximately \$46.04 million, while net expenses and contributions to the City were approximately \$11.33 million, increasing net position by approximately \$34.71 million.

The increase is primarily attributable to the increase in the Agency's tax incremental revenues by 20.75%, to approximately \$39.91 million, which reflected an uptick of the property value for the Downtown Redevelopment District by 25.78% and the South St. Petersburg Redevelopment District by 21.02% from 2024 to 2025, despite a reduction in millage rate over the prior year.

Redevelopment projects spending and City's contributions to projects were decreased by \$8.97 million in 2025, primarily due timing of projects approved for funding and refunded contributions back to the Agency. During 2024, the Agency approved \$8 million in contribution to the City to fund the Orange Station Parking Project. While the Agency has funded two significant projects in 2025, \$4.9 million for Manhattan Casino and \$3.4 million for seawalls, this amount was offset by significant refunded capital projects back to the Agency for canceled projects.

The CRA's guiding document for annual budgeting, programs and projects is the CRA Redevelopment Plan. The CRA Redevelopment Plan is organized into four separate districts, each identified according to their character, history, location, land use make-up and intended purpose; 1) the Downtown Redevelopment District; 2) the South St. Petersburg Redevelopment District; 3) the Bayboro Harbor Redevelopment District; and 4) the Intown West Redevelopment District (the district includes both the Intown West Redevelopment District and Intown West City Redevelopment District Funds).

Economic development assistance programs targeted to existing and new businesses within the South St. Petersburg Redevelopment District continue to be successful. The South St. Petersburg Redevelopment plan is the first redevelopment plan in the City to provide a direct source of public funding (known as tax increment financing or "TIF") to support the private investment of businesses, property owners and residents. Prior redevelopment plans in the City and Pinellas County, such as the Downtown Redevelopment District, typically used TIF revenue to fund public improvements, such as garages, stadiums, streetscaping, and infrastructure, to attract private investment. The South St. Petersburg Plan is using TIF to directly support private investment, greatly expanding the community's access to capital and encouraging private enterprise within the CRA to help revitalize it. Some of the programs approved include grants to property and business owners to renovate commercial properties, direct incentives to developers to build or renovate affordable multifamily housing, and a loan program to assist businesses in need of capital.

The Agency funds major capital projects from time to time and the most recent major capital project accomplishment was the completion of the St. Petersburg Pier in 2020. In 2015, City Council voted to replace the existing Pier with a new one: The New St. Petersburg Pier. Demolition of the old Pier began in mid-2015 and construction of the new Pier and Pier Approach began in summer 2017. The Pier Approach connects the Pier to the downtown business core and its boundaries follow the waterfront from the Vinoy to Pioneer Park. The new St. Pete Pier opened in Summer of 2020 and features 26 acres of parks, restaurants, shops, education space, and public art.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Management's Discussion and Analysis - Unaudited
September 30, 2025

DETAILED 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 Agency, assets exceeded liabilities by approximately \$111.17 million at the close of the most recent fiscal year. However, the largest portion of the Agency's total assets, 99%, is reflected in its cash and investments available for Agency's programs and debt service contributions. The improvement in net position in the Agency from prior year is primarily due to the increased property tax values and the accumulated tax increment revenues of the Agency over time in excess of the long-term liabilities. Over time, the accumulation of the tax increment revenues in excess of program expenses will repay by contribution to the City for the debt service payments related to revenue bonds outstanding.

Statement of Net Position

	<u>2025</u>	<u>2024</u>
Cash and Investments	\$ 147,192,812	\$ 117,640,718
Receivables (Net) and Other Assets	1,553,010	1,633,825
Current Liabilities	5,438,939	5,741,721
Long Term Liabilities	32,138,240	37,069,689
Net Position	<u>\$ 111,168,643</u>	<u>\$ 76,463,133</u>

The Agency's current and other assets increased by \$29.47 million from the prior fiscal year primarily in cash and investments, due to tax incremental revenues in excess of redevelopment project expenses and City's contributions to projects by \$29.51 million. The projects for the redevelopment districts are long-term in nature, and several significant projects are planned in future years that will use the revenues collected to date in the redevelopment districts for the future projects. The decreases in current liabilities by \$302.78 thousand and long-term liabilities by \$4.93 million were due to scheduled debt service payments in 2025.

Governmental Activities

Governmental activities increased the Agency's net position by approximately \$34.71 million. Key elements of this increase are detailed on the following page.

St. Petersburg Community Redevelopment Agency
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Management's Discussion and Analysis - Unaudited
September 30, 2025

Statement of Activities

	<u>2025</u>	<u>2024</u>
General Revenues and Transfers		
Tax Increment Revenues	\$ 39,910,149	\$ 33,051,387
Investment Earnings	6,086,171	7,453,434
Other Revenues	40,695	32,141
	<u>46,037,015</u>	<u>40,536,962</u>
Net Revenues (Expenses) from Programs		
Redevelopment Projects	(7,934,294)	(9,484,675)
Contributions to City - Projects	(2,463,647)	(9,885,339)
Contributions to City - Debt Service	(99,325)	(88,225)
Interest Expense	(834,239)	(982,359)
	<u>(11,331,505)</u>	<u>(20,440,598)</u>
Change in net position	34,705,510	20,096,364
Net Position Beginning of Year	76,463,133	56,366,769
Net Position End of Year	<u>\$ 111,168,643</u>	<u>\$ 76,463,133</u>

Tax increment revenues increased by approximately \$6.86 million during fiscal year 2025, due to the increase of the property values in the districts even with the reductions of millage rate at the County from 4.8111 to 4.6660, and at the City from 6.4675 to 6.4525, between 2024 and 2025, respectively. The decrease in investment earnings by \$1.37 million is due to a lower interest rate environment in the current fiscal year. The Federal Reserve reduced the federal funds rate three times in fiscal year 2025 that affected current fiscal year's interest earnings. The district specific increases are as follows:

- The Downtown Redevelopment District property tax value increased by \$751.42 million to approximately \$3.67 billion from 2024, resulting in the calculation of both the County and City tax revenues being increased by \$3.93 million.
- The South St. Petersburg Redevelopment District property tax value increased by \$305.13 million to approximately \$1.76 billion from 2024, resulting in the calculation of both the County and City tax revenues being increased by \$2.86 million.
- The Intown West Redevelopment District property tax value increased by \$21.52 million to approximately \$569.18 million from 2024, resulting in the calculation of the City tax revenues being increased by \$65 thousand.
- No tax increment revenues are assessed on the Bayboro Harbor Redevelopment District.

Year-to-year expenses on redevelopment projects decreased by approximately \$1.55 million, primarily due to the decrease in utilization the grant programs in the South St. Petersburg Redevelopment District as several projects are planned for long-term and some multiple year grant projects have been completed and closed out. The major changes were decreases in the spending on Affordable Single Family Homeownership Grant by \$835.17 thousand, Affordable Housing Redevelopment Loan Program by \$811.01 thousand, Property Acquisition and Preparation Program by \$411.82 thousand, Redevelopment Mircofund Program by \$201.43

St. Petersburg Community Redevelopment Agency
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Management's Discussion and Analysis - Unaudited
September 30, 2025

thousand, Commercial Matching Grant by \$117.78 thousand, Affordable Single Family Facade Improvement Grant by \$84 thousand, Affordable Residential Property Improvement Program by \$64.91 thousand, and Housing Legal Services, Neighborhood Planning, and Paint Your Heart Out by \$68.73 thousand during 2025. There was additional spending on Enoch Davis Youth Farm (\$117.21 thousand), Workforce Development Program (\$77.89 thousand), Commercial Corridor (\$81.22 Thousand), as well as an increase in administrative costs of \$264.67 thousand for adding three full time employees to better align with work responsibilities during fiscal year 2025.

Year-to-year contribution to the City for capital projects decreased by \$7.42 million. This was primarily due to the \$4.61 million refunded capital projects for a canceled Parking Structure project as the contribution to capital projects were consistent overall. In 2024 the largest capital project contribution to the City was \$8 million for the Orange Station Project, while in 2025 the largest capital project contributions to the City included \$4.91 million for the Manhattan Casino Renovation Project from the South St Petersburg Redevelopment District in September 2025, and \$3.37 million for the Seawall Renovation and Replacement Project in the Intown Redevelopment District in November 2024. Contributions to Debt Service remained consistent year to year.

FINANCIAL ANALYSIS OF THE AGENCY'S FUNDS

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At the end of fiscal year 2025, the Agency's governmental funds reported an ending fund balance of approximately \$146.97 million, which is restricted for projects and grants of the districts.

CAPITAL ASSETS AND LONG-TERM FINANCING ACTIVITY

Capital Assets

During the year end September 30, 2025, the Agency reported zero capital assets as the Agency makes contributions to the City of St. Petersburg for the construction and maintenance for approved capital projects within the legal boundaries of the districts. Ownership of such assets is held by the City.

Long-Term Financing Activity

At the end of fiscal year 2025, the Agency has total long-term liabilities outstanding of approximately \$36.80 million. The outstanding debt represents amounts owed to the City related to the Public Service Tax Revenue Bonds, Series 2016 issued by the City for construction of the Pier and Pier Approach related to projects within the Downtown Redevelopment District. See footnote 7 of the financial statements for additional information.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Management's Discussion and Analysis - Unaudited
September 30, 2025

CURRENT KNOWN FACTS, DECISIONS OR CONDITIONS

The Agency is aware of the following item that will impact future finances and were considered in developing during the FY2026 budget.

Property Taxes

The real estate market in and around St. Petersburg has remained robust and has been commonly referred to as one of the fastest growing metropolitan areas in the country. Over the last half of calendar year 2024, there were two hurricanes that hit the area hard and caused widespread damage. As a result of the damage caused by these storm events, the forward-looking projections for property values are less robust in years 2026-2029 than previously forecasted. Another contributing factor to home values and sales are interest rate pressures. The interest rates in prior years have increased substantially from 2022-2025, however, the Federal Reserve started reducing the overnight rate in late fiscal year 2024. At the September 18, 2024, Federal Reserve Meeting Date, it was approved to cut the rate by 50 basis points to a Federal Funds Rate of 4.75%-5.00%, the first reduction in many years, and five subsequent Federal Funds Rate cuts to issuance of this report to a rate of 3.50%-3.75%. The changes in interest rates have a possibility to impact property value growth.

The uncertainty of the property taxes value growth would potentially impact the Agency's Tax Incremental Funding sources for the program development.

Budget

The Downtown Redevelopment District (General Fund) revenue is expected to increase \$2.05 million or 9.71% in FY2026 as compared to the FY2025 Adopted Budget due to anticipated higher interest earnings (\$1.95 million) and increased property values in the designated Tax Increment District as property value estimates in the Downtown Redevelopment District is expected to increase 1.15% for FY2026. In September 2018, a new interlocal agreement was signed with Pinellas County effective October 1, 2018, that reduced the City and County contributions into this fund to 75% of the increased incremental value, down from 95% and remained in effective until September 30, 2022. Beginning October 1, 2022, (FY23) the City and County contributions were further reduced to 50%. July 30, 2024, the City passed Ordinance 585-H to update that City contributions are not to exceed 60% and extended through 2042. The County contributions and sunset date were not changed. The 2025-2026 budget included no new projects, but the continuation of the business and economic incentive programs already approved for the respective district and approximately \$5.76 million in contributions to the City for debt service payments.

The South St. Petersburg Redevelopment District revenue is expected to increase \$3.12 million or 17.5% in FY2026 as compared to the FY2025 Adopted Budget due to increased property value in designated Tax Increment District (\$2.48 million) and anticipated interest earnings (\$633.57 thousand) as the property value estimates in the South St. Petersburg Redevelopment District is expected to increase 10.88% for FY2026. The 2025-2026 budget included the continuation and roll over of the business and economic incentive programs already approved for the respective district.

The Intown West Redevelopment District expired in November 2020. The district revenue is

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Management's Discussion and Analysis - Unaudited
September 30, 2025

expected to decrease \$113.8 thousand or 71.91% in FY2026 as compared to the FY2025 Adopted Budget to reflect anticipated lower interest earnings. In FY20, the Agency approved an extension to the city portion of the contributions until April 7, 2032, in the new Intown West City Portion Fund. The 2025-2026 budget included no new projects, but the continuation of already approved for the respective district.

The Intown West City Redevelopment District revenue is expected to increase \$632.00 thousand or 34.14% in FY2026 as compared to the FY2025 Adopted Budget due to increased property value in designated Tax Increment District (\$449.38 thousand) and anticipated interest earnings (\$182.63 thousand) as the property value estimates in the Intown West City Redevelopment District is expected to increase 23.89% for FY2026. The 2025-2026 budget included no new projects.

The Bayboro Harbor Redevelopment District expired in March 2018 with no further payments into this fund. The remaining fund balance will be used for the construction of Phase I improvements as outlined in the Innovation District Streetscape & Connectivity Plan and the Innovation District Master Plan. The Bayboro Harbor Redevelopment District revenue is expected to increase \$1,233 or 5.82% in FY2026 due to anticipated higher interest earnings. The 2025-2026 budget included no new projects.

Historic Gas Plant Redevelopment

The General Fund (Downtown Redevelopment District) approved projects list included the redevelopment of Tropicana Field and the larger Historic Gas Plant District. Tropicana Field is the home of the Tampa Bay Rays (Major League Baseball team) and sustained significant damage from Hurricane Milton in October 2024. The current Tropicana Field is scheduled to re-open for the Tampa Bay Rays for the 2026 season. The previous redevelopment deal with the Tampa Bay Rays for a future new stadium next to the current stadium was canceled in March 2025. The Tampa Bay Rays is expected to play in the three years remaining in the agreement with the City at Tropicana Field, and the City has current open solicitation for redevelopment of the Historic Gas Plant District at the issuance of this report.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Chief Financial Officer, P. O. Box 2842, St. Petersburg, Florida 33731-2842. This report and the additional supplemental information required to be disclosed for the redevelopment districts under 163.371, Florida Statutes, will be available on the City's web site at www.stpete.org.

BASIC FINANCIAL STATEMENTS

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Statement of Net Position
September 30, 2025

	Governmental Activities
Assets	
Cash and Cash Equivalents	\$ 54,473,293
Investments	92,719,519
Receivables - Net of Allowance for Uncollectibles	1,551,030
Prepays and Deposits	1,980
Total Assets	148,745,822
Liabilities	
Accounts Payable and Other Current Liabilities	179,969
Accrued Interest Payable	552,844
Due to Other Governmental Agencies	46,126
Noncurrent Liabilities:	
Due within One Year	4,660,000
Due in more than One Year	32,138,240
Total Liabilities	37,577,179
Net Position	
Unrestricted	111,168,643
Total Net Position	\$ 111,168,643

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Statement of Activities
For the Year Ended September 30, 2025

Functions/Programs	Program Revenues				Net Revenues (Expenses) and Changes in Net Position Primary Government
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities:					
Redevelopment Projects	\$ 7,934,294	\$ -	\$ -	\$ -	\$ (7,934,294)
Contributions to City - Projects	8,483,736	-	6,020,089	-	(2,463,647)
Contributions to City - Debt Service	99,325	-	-	-	(99,325)
Interest on Long-Term Debt	834,239	-	-	-	(834,239)
Total	<u>\$ 17,351,594</u>	<u>\$ -</u>	<u>\$ 6,020,089</u>	<u>\$ -</u>	<u>\$ (11,331,505)</u>
General Revenues & Transfers:					
Intergovernmental					
Tax Incremental Revenues					39,910,149
Investment Earnings					6,086,171
Miscellaneous Income					40,695
Total General Revenues and Transfers					<u>46,037,015</u>
Change in Net Position					34,705,510
Net Position - October 1					76,463,133
Net Position - September 30					<u>\$ 111,168,643</u>

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Balance Sheet
Governmental Funds
September 30, 2025

	Major Funds			
	General Fund	South St. Petersburg Redevelopment District	Bayboro Harbor Redevelopment District	Intown West Redevelopment District
Assets				
Cash and Cash Equivalents	\$ 43,716,595	\$ 10,014,702	\$ 36,737	\$ 384,457
Investments	60,795,270	22,445,573	686,435	1,342,799
Receivables, net:				
Accounts	-	92,876	-	-
Notes	-	1,458,154	-	-
Prepaid Costs and Deposits	-	1,980	-	-
Total Assets	<u>104,511,865</u>	<u>34,013,285</u>	<u>723,172</u>	<u>1,727,256</u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Vouchers and Accounts Payable	-	179,970	-	-
Due to Other Governmental Agencies	-	46,126	-	-
Total Liabilities	<u>-</u>	<u>226,096</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources				
Deferred Inflows from Notes Receivable	-	1,458,154	-	-
Deferred Inflows from Future Revenues	-	89,990	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>1,548,144</u>	<u>-</u>	<u>-</u>
Fund Balances				
Non-Spendable	-	1,980	-	-
Restricted	104,511,865	32,237,065	723,172	1,727,256
Total Fund Balances	<u>104,511,865</u>	<u>32,239,045</u>	<u>723,172</u>	<u>1,727,256</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 104,511,865</u>	<u>\$ 34,013,285</u>	<u>\$ 723,172</u>	<u>\$ 1,727,256</u>

The accompanying notes are an integral part of these statements.

Major Funds	
Intown West City Redevelopment District	Total Governmental Funds
\$ 320,802	\$ 54,473,293
7,449,442	92,719,519
-	92,876
-	1,458,154
-	1,980
<u>7,770,244</u>	<u>148,745,822</u>
-	179,970
-	46,126
-	<u>226,096</u>
-	1,458,154
-	89,990
-	<u>1,548,144</u>
-	1,980
<u>7,770,244</u>	<u>146,969,602</u>
<u>7,770,244</u>	<u>146,971,582</u>
<u>\$ 7,770,244</u>	<u>\$ 148,745,822</u>

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

**Reconciliation of the Balance Sheet of Governmental Funds to the
Statement of Net Position**

September 30, 2025

Difference in amounts reported for governmental activities in the Statement of Net Position:

Fund Balances -Total Governmental Funds	\$	146,971,582
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Certain long-term assets are not available to pay current period expenditures and therefore are deferred in the funds.

Notes Receivable	1,458,154
Accounts Receivable	89,990

Certain liabilities are not due and payable in the current period and therefore are not reported in the funds.

Long-Term Liability due to the City	(36,798,240)
Accrued Interest Payable	(552,844)

Net Position of Governmental Activities	\$	111,168,643
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The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Fiscal Year Ended September 30, 2025

	Major Funds			
	General Fund	South St. Petersburg Redevelopment District	Bayboro Harbor Redevelopment District	Intown West Redevelopment District
Revenues				
Pinellas County - Tax Increment	\$ 8,553,962	\$ 6,966,676	\$ -	\$ -
City of St. Petersburg - Tax Increment	11,815,951	10,737,354	-	-
City Refunded Project Transfers	5,629,010	64,547	8,098	318,434
Earnings on Investments	4,259,867	1,407,813	34,200	66,597
Redevelopment Loan Receipts	-	207,577	-	-
Total Revenues	<u>30,258,790</u>	<u>19,383,967</u>	<u>42,298</u>	<u>385,031</u>
Expenditures				
Redevelopment Projects	-	8,018,652	-	-
Contributions to City - Projects	3,565,736	4,908,000	10,000	-
Contributions to City - Debt Service	5,765,688	-	-	-
Total Expenditures	<u>9,331,424</u>	<u>12,926,652</u>	<u>10,000</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other Uses	20,927,366	6,457,315	32,298	385,031
Fund Balances - October 1	83,584,499	25,781,730	690,874	1,342,225
Fund Balances - September 30	<u>\$ 104,511,865</u>	<u>\$ 32,239,045</u>	<u>\$ 723,172</u>	<u>\$ 1,727,256</u>

The accompanying notes are an integral part of these statements.

Major Funds	
Intown West City Redevelopment District	Total Governmental Funds
\$ -	\$ 15,520,638
1,836,206	24,389,511
-	6,020,089
317,694	6,086,171
-	207,577
<u>2,153,900</u>	<u>52,223,986</u>
-	8,018,652
-	8,483,736
-	5,765,688
-	<u>22,268,076</u>
2,153,900	29,955,910
5,616,344	117,015,672
<u>\$ 7,770,244</u>	<u>\$ 146,971,582</u>

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of the Governmental Funds to the Statement of Activities

For the Year Ended September 30, 2025

Difference in amounts reported for governmental activities in the Statement of Activities:

Net change in fund balances - total governmental funds	\$	29,955,910
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Some governmental revenues will not be collected for several months or years after the fiscal year and are deferred in the governmental funds.

Notes Receivable	(123,220)
Accounts Receivable	40,695

Certain items 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 funds.

Long-Term Liability due to the City	4,736,449
Accrued Interest on Long-Term Liability due to the City	95,676

Changes in net position of governmental activities	\$	<u>34,705,510</u>
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The accompanying notes are an integral part of these statements.

NOTES TO THE FINANCIAL STATEMENTS

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 1 – ORGANIZATION & NATURE OF ACTIVITIES

The St. Petersburg Community Redevelopment Agency ("SPCRA" or the "Agency") is a component unit of the City of St. Petersburg, Florida (the "City"). The City of St. Petersburg, Florida Council is the governing body of the St. Petersburg Community Redevelopment Agency, which was created by City of St. Petersburg Resolutions 81-1401 and 81-465, and approved by the Board of County Commissioners of Pinellas County under Chapter 163, Florida Statutes, to act as the redevelopment agency. The Agency board is composed of the same members of City Council therefore the City Council has absolute influence and operational responsibility over the Agency. The Agency is comprised of the following four redevelopment districts:

- The Downtown Redevelopment District was approved by St. Petersburg City Council on April 15, 1982, and the Pinellas County Board of County Commissioners on August 3, 1982. The City's second largest Redevelopment District at nearly 643 acres, the Downtown Redevelopment District encompasses downtown from the Renaissance Vinoy Hotel in the northeast to Tropicana Field in the southwest. It also includes the University Park neighborhood, the City's waterfront park system and the commercial core of downtown along Central Avenue. The district is reported in the General Fund.
- The South St. Petersburg Redevelopment District was approved by St. Petersburg City Council on June 11, 2015, and the Pinellas County Board of County Commissioners on June 23, 2015. The 4,777-acre Redevelopment District is the largest in St. Petersburg and one of the largest in Florida. The Redevelopment District is comprised of Greater Childs Park, most of Midtown, more than twenty neighborhood and business associations, and two Florida Main Street Districts. The district is reported as a special revenue fund.
- The Bayboro Harbor Redevelopment District was approved by St. Petersburg City Council on June 6, 1985, and the Pinellas County Board of County Commissioners on May 16, 1985. The boundaries run along 4th Street South from 5th Avenue South to around 18th Avenue South. The district is reported as a special revenue fund.
- The Intown West Redevelopment District includes both the Intown West Redevelopment District Fund and Intown West City Redevelopment District Fund, which are reported as special revenue funds. The Funds details are as follows:
 - The Intown West Redevelopment District was approved by St. Petersburg City Council on November 15, 1990, and the Pinellas County Board of County Commissioners on January 29, 1991. The 193-acre Redevelopment District lies north and west of Tropicana Field and is bounded by I-175, I-275, Burlington Avenue North, and Dr. Martin Luther King Jr. Street. This Fund includes both City and County revenues consistent with the original Intown West Redevelopment District agreement.
 - The Intown West City Redevelopment District was approved by St. Petersburg City Council on August 16, 2019 and the Pinellas County Board of County Commissioners on October 8, 2019. Only the City of St. Petersburg will contribute to the redevelopment trust fund at 50 percent of the increment value fiscal year 2021 to

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 1 – ORGANIZATION & NATURE OF ACTIVITIES - (Continued)

2032. The Intown West City Redevelopment District is the same district and boundaries of the Intown West Redevelopment District.

The Primary Government, the City of St. Petersburg is a municipal corporation, created under City Ordinance 118F and Florida Statute 155.05, governed by an elected eight member council. The operations of the Agency are also reported in the Community Redevelopment Districts and Downtown Redevelopment District as Major Governmental Funds in the City of St. Petersburg's Annual Comprehensive Financial Report. The City of St. Petersburg's Annual Comprehensive Financial Report is available at www.stpete.org/annualreport.

The Agency does not have any employees; its affairs are administered by employees of the City.

The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles ("GAAP")). The Agency is a special purpose government as contemplated by Governmental Accounting Standards Board ("GASB").

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Government-Wide and Fund Financial Statements

The basic financial statements consist of the government-wide financial statements and fund financial statements. Government-wide financial statements include a Statement of Net Position and a Statement of Activities, which are presented to display information about the reporting entity as a whole, in accordance with GAAP. The statements of net position and the statement of activities are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The Agency's governmental funds financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized when it becomes susceptible to accrual, which is when it becomes both measurable and available to finance expenditures in the current fiscal period. Revenues are considered available if received within two months after the fiscal year end. Property tax revenue is recognized in the period for which they are levied. Expenditures are recognized when the related liability is incurred.

A reconciliation is provided that converts the results of governmental fund accounting to the government wide presentation.

Grants and contributions refer to revenue restricted for specific programs whose use may be restricted further to operational or capital items. The general revenues sections display revenues collected that help support all functions of the government.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

B. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Fund Balance

1. Cash, cash equivalents and investments

The City uses a pool for both cash and investments for investments and resource management purposes. The Agency is included in the City's cash and investment pool and each fund's equity in pooled cash and investments represents the balance on hand as if each fund maintained its own cash and investment account. The cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit with less than 1-year maturity and institutional money market accounts. The City investment pool has an adopted investment policy in accordance with Florida Statute 218.415.

2. Receivables and Payables

Accounts and notes receivables are shown net of an allowance for uncollectibles. Accounts receivable in excess of 180 days comprise the trade accounts receivable allowance for uncollectibles.

3. Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has two items that meet the criterion for this category: unavailable revenues related to notes receivable and future revenues. The deferred inflow of resources for unavailable revenue arises only under a modified accrual basis of accounting and is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

4. Long-term Liability

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

Governmental long term obligations are repaid by the City through the Downtown Redevelopment District.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

5. Fund Balances

Fund balance is divided into five classifications based primarily on the extent to which the Agency is bound to observe constraints imposed upon the use of the resources in the governmental funds: nonspendable, restricted, committed, assigned and unassigned. The SPCRA governmental funds have restricted fund balance as the constraints placed on the use of resources are externally imposed criteria, and do not have committed, assigned or unassigned fund balances.

The classifications are as follows:

Nonspendable The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash. As of September 30, 2025, nonspendable fund balance is \$1,980.

Restricted Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions or enabling legislation (City ordinances). Enabling legislation authorizes the Agency to assess, levy, charge, or otherwise mandate payment of resources (from external resource providers) and includes a legally enforceable requirement that those resources be used only for the specific purposes stipulated in the legislation. Legal enforceability means that the Agency can be compelled by an external party such as citizens, public interest groups, or the judiciary to use resources created by enabling legislation only for the purposes specified by the legislation.

Committed The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by ordinance, a formal action of the Board of the Agency, which is the highest level of decision-making authority at the Agency. Those committed amounts cannot be used for any other purpose unless the Board of the Agency removes or changes the specified use it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, committed fund balance classification may be redeployed for other purposes with appropriate due process.

Constraints imposed on the use of committed amounts are imposed by the Board of the Agency, separate from the authorization to raise the underlying revenue; therefore, compliance with these constraints are not considered to be legally enforceable. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

Assigned Amounts in the assigned fund balance classification are intended to be used by the Agency for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds, assigned fund balance is established by definition of the fund or by intended use (such as construction contracts) as established by the Board of the Agency or a City official delegated that authority by City Charter or ordinance, or by State Statute. No such delegation has been made to this date by the Board of the Agency.

Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

The Agency applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

C. 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 the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

D. New Accounting Pronouncements Implemented in Fiscal Year 2025

During the fiscal year ended September 30, 2025 the Agency implemented the following GASB Pronouncements:

GASB Statement No. 102, *Certain Risk Disclosures*

Issued in December 2023, this Statement's objective is to provide essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The Agency implemented in fiscal year 2025 and the pronouncement did not have any impact on additional disclosures due to none of the proposed legislation being approved in current fiscal year.

GASB Statement No. 103, *Financial Reporting Model Improvements*

Issued in April 2024, this Statement's objective is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The pronouncement had no impact on fiscal year 2025 major fund determination or changed any presentation of major component units. The most significant change reflected would be the inclusion of the original and final budgetary comparison and final budget to actual comparison information, as well as an explanation of significant variances for the General Fund and major special revenue funds in the Required Supplementary Information section and updated presentation of the MD&A.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*

Issued in September 2024, this Statement's objective is to provide users of government financial statements with essential information about certain types of capital assets held for resale, right to use assets and intangible assets. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, Leases, and intangible right-to-use assets recognized in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, Subscription-Based Information Technology Arrangements, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. The implementation has no impact on the Agency's financial statements.

The Agency will implement new GASB Pronouncements no later than the required effective date. Management is currently evaluating whether the below listed new GASB pronouncements will have a significant financial impact on the Agency's financial statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

The following GASB Pronouncements have been issued, but are not in effect for the Agency as of September 30, 2025.

GASB Statement No. 105, *Subsequent Events*

Issued in December 2025, this Statement's objective is to improve the financial requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. This Statement is effective for fiscal years beginning after June 15, 2026.

NOTE 3 - DEPOSITS & INVESTMENTS

The Agency participates in the City's cash and investment pool. The City's cash on deposit are held in demand checking accounts, savings accounts and other savings instruments in state qualified public depositories, which are secured per the Florida Security for Public Deposits Act, Chapter 280, Florida Statutes. At fiscal year end, the Agency's carrying amounts of cash on deposit and cash equivalents were as follows:

Cash Deposits held in the City's Equity in Pooled Cash	\$ 54,473,293
Treasury Bonds and Corporates in City's Equity in Pooled Investments	92,719,519
	<u>\$ 147,192,812</u>

The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. Fair value is the exchange price that would be received for an asset (exit price) in the principal or most advantageous market for an asset in an orderly transaction between market participants on the measurement date. There are three levels of inputs that may be used to measure fair values:

Level 1 inputs utilize quoted prices (unadjusted) in active markets for identical assets that the City has the ability to access.

Level 2 inputs are inputs other than quoted prices included in Level 1 that are observable for the asset in active markets, as well as inputs that are observable for the asset (other than quoted prices), such as interest rates, foreign exchange rates and yield curves that are observable at commonly quoted intervals.

Level 3 inputs are unobservable inputs for the asset which are typically based on the City's own assumptions, as there is little, if any, related market activity.

Investments that are measured at fair value using the net asset value per share ("NAV") (or its equivalent) as a practical expedient are not classified in the fair value hierarchy.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 3 - DEPOSITS & INVESTMENTS - (Continued)

The Agency invested all assets held for investment in the investment pool managed by the City. The investment is valued using the NAV provided by the City, as a practical expedient. The NAV is based on the value of the underlying assets owned by the fund, minus its liabilities, and then divided by the number of shares outstanding. The Agency's fair value of investments held in the City's pooled investment account was \$92,719,519. The Agency can redeem its share of the City's pooled investment account at any time. Any dividends earned in the pooled investment account can be withdrawn or reinvested at any time. There were no unfunded commitments related to the pooled investment account as of September 30, 2025. The primary investment objective of the City's investment pool's strategy is to manage cash and investments in a manner that preserves principal over time while maintaining liquidity and generating income to meet the City's projected cash needs.

Custodial credit risk for investments is the risk that in the event of the failure of the counterparty, the Agency will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Agency's investments are held by the City and U.S. Bank NA is the City's custodial bank for the City's portfolio and has certain sub-custodial relationships with counterparties. The City's investments are either held by the City or by counterparties in the City's name; therefore the City's investments had no custodial credit risk at September 30, 2025.

Concentration of credit risk is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. The Agency's investments are held by the City and the City's Policy establishes limitations on portfolio composition by investment type and by issuer to limit its exposure to concentration of credit risk. Without exception, the City's total investments with any one issuer cannot exceed 5% of the issuer's outstanding debt.

Interest rate risk is the risk that as market rates change the fair value of an investment will vary. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market interest rate. The Agency's investments are held by the City and the City's investment policy limits the maturity of an investment to a maximum of 12 months in the short term portfolio and maximum of 10 years with a weighted average maturity between 2 to 6 years for the core portfolio; taking into consideration the City's investment risk constraints and cash flow requirements. The respective duration's were based on the securities maturity date, not the call date.

Foreign currency risk is the risk that changes in exchange rates between the U.S. dollar and foreign currencies could adversely affect an investment's fair value. The Agency's investments are held by the City and as of September 30, 2025, the City did not have any direct investments in equity or fixed income investments subject to this risk. As of September 30, 2025, the City's assets were held in U.S. currency, the currency risk on international and global assets is absorbed by the underlying investment managers.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 4 - RECEIVABLES

The Agency had no allowance for uncollectible accounts in receivables as of year-end and no amounts were written off during the year.

The Agency had notes receivable in the South St. Petersburg Redevelopment District at September 30, 2025 of \$11,847,103. The allowance for uncollectible notes relates to deferred and forgiven loans was \$10,388,949. The net accounts receivable balance is representative of amortized loans and principal accounts receivable. The South St. Petersburg Redevelopment District has mortgage notes of various term dates and interest rates for residential rehabilitation loans, due in various monthly payments through 2036.

NOTE 5 - REVENUE SOURCES

Tax increment revenues are the primary source of revenue for the Agency. Tax increment revenues are collected from two governmental entities that levy property taxes within the legally defined redevelopment area of the agency, which is the City and Pinellas County, Florida. Other sources of revenue for the Agency are interest earnings and revenue from redevelopment loans in amortized status, as well as City refunded project transfers. The City refunded project transfers include cost savings on capital projects being returned, investment earnings on capital project transfers, or capital project transfers that were canceled. During the year ended September 30, 2025 the City refunded project transfers were as follows:

General Fund (Downtown Redevelopment District)

- Canceled Downtown Parking Structure capital project for \$4.61 million returned. The Agency is considering a new parking garage location and when determined a new appropriation and transfer to the City from the Agency will be completed.
- Interest earnings on unspent capital project funding at the City during the construction phase of \$201,534.
- Refund of \$740,287 resulting from the reimbursement of funds from Pinellas Suncoast Transit Authority for the remaining portion of the SunRunner Project completed.
- Refund of \$77,189 to transfer savings upon closeout of the Albert Whitted Park and Civic Plaza Capital Project.

South St. Petersburg Redevelopment District

- Interest earnings on unspent capital project funding at the City during the construction phase of \$64,547.

Bayboro Harbor Redevelopment District

- Interest earnings on unspent capital project funding at the City during the construction phase of \$8,098.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 5 - REVENUE SOURCES - (Continued)

Intown West Redevelopment District

- Interest earnings on unspent capital project funding at the City during the construction phase of \$318,434.

NOTE 6 - PURPOSES OF WITHDRAWALS

The primary purposes of withdrawals from the Agency are for contributions to the City for capital projects and debt service related to capital projects. The Agency contributes funding from their tax increment financing to the City of St. Petersburg to construct capital projects or purchase capital assets within the legally defined redevelopment area. At the time of contribution, the assets are owned and maintained by the City. At times, the City has utilized debt financing in order to construct certain capital projects approved by and within the legally defined redevelopment area on a timely schedule. Accumulating sufficient tax increment financing for certain projects within the Agency can take time and in lieu of accumulating and then transferring a contribution for the capital project, the Agency has approved paying contributions towards the debt service payments over time. During the year ended September 30, 2025 the withdrawals were as follows:

General Fund (Downtown Redevelopment District)

- Contribution of \$5,765,688 to the City's Public Service Tax Debt Service Fund for debt service payments related to the Pier and Pier Approach projects. The City's Public Service Tax Debt Service Fund accumulates funds for repayment of the City's Public Service Tax Revenue Bonds, Series 2016A and 2016B. During fiscal year 2025 the contribution was used by the City as accumulated funds \$99,325, principal payments \$4,465,000 and interest payments \$1,201,363.
- Contribution of \$3,365,736 to the City's Capital Projects Fund for Project 20914 - 5th Avenue NE Seawall - Milton Project.
- Contribution of \$200,000 to the City's Capital Projects Fund for Project 19808 - Al Lang Improvement Project.

South St. Petersburg Redevelopment District

- Contribution of \$4,908,000 to the City's Capital Project for Project 19806 - Manhattan Casino Renovation Project.

Bayboro Harbor Tax Redevelopment District

- Contribution of additional \$10,000 to the City's Capital Projects Fund for Project 15612 - Innovation District Improvement Project.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 6 - PURPOSES OF WITHDRAWALS - (Continued)

Other withdrawals from the Agency are payments made directly for redevelopment under the South St. Petersburg Redevelopment District Plan. The South St. Petersburg Redevelopment District has the following program disbursements during the year ended September 30, 2025:

Program	2025
Administrative Expenditures	\$ 578,386
Affordable Single Family Residential Program	3,512,990
Affordable Housing Redevelopment LoanProgram	1,437,359
Affordable Single - Family Façade Improvement Grant	42,941
Commercial Matching Grant	25,000
Commercial Corridor	94,424
Enoch Davis Youth Farm	646,832
Housing Legal Service	70,000
Neighborhood Planning	191,746
Paint Your Heart Out	605
Property Acquisition and Preparation Program	14,856
Redevelopment Microfund	488,565
Workforce Development Program	914,948
	<u>\$ 8,018,652</u>

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 7 - LONG-TERM LIABILITY

The Agency's tax increment revenues are not pledged externally to any lender for any indebtedness related to the Agency. However, internally the City and the Agency entered into an interlocal agreement regarding the Public Service Tax Revenue Bonds, Series 2016 that the Agency will repay the City for any such debt service payments made on its behalf to the extent of available accumulated tax increment revenues. Externally, the City's Public Service Tax Revenues are pledged to the lender for the Public Service Tax Revenue Bonds, Series 2016.

The following is a summary of changes in long-term liabilities of the interlocal agreement for the fiscal year ended September 30, 2025:

<u>Governmental Activities</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Revenue Bonds	\$ 40,395,000	\$ -	\$ (4,465,000)	\$ 35,930,000	\$ 4,660,000
	40,395,000	-	(4,465,000)	35,930,000	4,660,000
Bonds -Unamortized					
Premium/Discounts	1,139,689	-	(271,449)	868,240	-
	1,139,689	-	(271,449)	868,240	-
Governmental Activity Long- Term Liabilities	<u>\$ 41,534,689</u>	<u>\$ -</u>	<u>\$ (4,736,449)</u>	<u>\$ 36,798,240</u>	<u>\$ 4,660,000</u>

The following Public Service Tax Revenue Bonds, Series 2016 were outstanding and were related to capital projects constructed within the legal boundaries of the Agency:

	<u>Bonds Payable</u>	<u>Current Portion</u>	<u>Long Term Portion</u>	<u>Unamortized Bond Premium</u>
Series 2016A	\$ 25,645,000	\$ 3,320,000	\$ 22,325,000	\$ 564,823
Series 2016B	10,285,000	1,340,000	8,945,000	303,417
	<u>\$ 35,930,000</u>	<u>\$ 4,660,000</u>	<u>\$ 31,270,000</u>	<u>\$ 868,240</u>

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Financial Statements
September 30, 2025

NOTE 7 - LONG-TERM LIABILITY (Continued)

Future debt service obligations of the City that the Agency intends to Fund, should funds be available from tax increment revenues of the Intown Redevelopment Area, are as follows:

Fiscal Years	Total Bonds Payable		
	Principal	Premium	Interest
2026	\$ 4,660,000	\$ 226,309	\$ 1,005,788
2027	4,855,000	188,497	839,209
2028	4,990,000	158,339	703,062
2029	5,130,000	126,817	561,222
2030	5,270,000	92,807	409,800
2030-2031	11,025,000	75,471	333,225
	<u>\$ 35,930,000</u>	<u>\$ 868,240</u>	<u>\$ 3,852,306</u>

NOTE 8 - LITIGATION

The Agency is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the Agency's legal counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the Agency.

NOTE 9 - SUBSEQUENT EVENT

The Agency evaluated subsequent events through March 19, 2026, the date the financial statements were available to be issued, and determined that no subsequent events occurred that would require recognition or disclosure in the Agency's financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
General Fund
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Variance with Original Budget - Over (Under) Final Budget	Actual amounts Budgetary (and GAAP) basis	Variance with Final Budget - Over (Under) Actual
	Original	Final			
Revenues					
Pinellas County - Tax Increment	\$ 8,481,042	\$ 8,481,042	\$ -	\$ 8,553,962	\$ 72,920
City of St. Petersburg - Tax Increment	11,897,156	11,897,156	-	11,815,951	(81,205)
City Refunded Project Transfers	-	5,629,010	5,629,010	5,629,010	-
Earnings on Investments	730,500	730,500	-	3,533,182	2,802,682
Total Revenues	21,108,698	26,737,708	5,629,010	29,532,105	2,794,397
Expenditures					
Contributions to City - Projects	200,000	3,565,736	(3,365,736)	3,565,736	-
Contributions to City - Debt Service	5,765,688	5,765,688	-	5,765,688	-
Total Expenditures	5,965,688	9,331,424	(3,365,736)	9,331,424	-
 Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	 15,143,010	 17,406,284	 2,263,274	 20,200,681	 2,794,397
Budgetary Fund Balances - October 1	83,884,916	83,884,916	-	83,884,916	-
Reserve for Encumbrances - October 1, 2024	-	-	-	-	-
Change in Reserve for Prepaid Costs & Inventory	-	-	-	-	-
Change in Advances with other Funds	-	-	-	-	-
Budgetary Fund Balances - September 30	\$ 99,027,926	\$ 101,291,200	\$ 2,263,274	\$ 104,085,597	\$ 2,794,397
Reconciliation of budget to GAAP reporting					
Reserve for Encumbrances - September 30, 2025				-	
Adjustment to Fund Balance for Advances				-	
Reserve for Prepaid Costs and Inventory				-	
Net Change in Fair Value of Investments				426,268	
Fund Balances - September 30				\$ 104,511,865	

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
South St Petersburg Redevelopment District
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Variance with Original Budget - Over (Under) Final Budget	Actual amounts Budgetary (and GAAP) basis	Variance with Final Budget - Over (Under) Actual
	Original	Final			
Revenues					
Pinellas County - Tax Increment	\$ 6,869,394	\$ 6,869,394	\$ -	\$ 6,966,676	\$ 97,282
City of St. Petersburg - Tax Increment	10,743,115	10,743,115	-	10,737,354	(5,761)
City Refunded Project Transfers	-	64,547	64,547	64,547	-
Earnings on Investments	193,500	193,500	-	1,160,405	966,905
Redevelopment Loan Receipts	-	-	-	207,577	207,577
Total Revenues	17,806,009	17,870,556	64,547	19,136,559	1,266,003
Expenditures					
Redevelopment Projects	17,806,009	43,286,312	(25,480,303)	8,478,318	34,807,994
Contributions to City - Projects	-	4,908,000	(4,908,000)	4,908,000	-
Total Expenditures	17,806,009	48,194,312	(30,388,303)	13,386,318	34,807,994
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	-	(30,323,756)	(30,323,756)	5,750,241	36,073,997
Budgetary Fund Balances - October 1	25,098,143	25,098,143	-	25,098,143	-
Reserve for Encumbrances - October 1, 2024	-	832,713	832,713	832,713	-
Change in Reserve for Prepaid Costs & Inventory	-	-	-	(1,980)	(1,980)
Change in Advances with other Funds	-	-	-	-	-
Budgetary Fund Balances - September 30	\$ 25,098,143	\$ (4,392,900)	\$ (29,491,043)	\$ 31,679,117	\$ 36,072,017
Reconciliation of budget to GAAP reporting					
Reserve for Encumbrances - September 30, 2025				459,666	
Adjustment to Fund Balance for Advances				-	
Reserve for Prepaid Costs and Inventory				1,980	
Net Change in Fair Value of Investments				98,282	
Fund Balances - September 30				\$ 32,239,045	

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Bayboro Harbor Redevelopment District
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Variance with Original Budget - Over (Under) Final Budget	Actual amounts Budgetary (and GAAP) basis	Variance with Final Budget - Over (Under) Actual
	Original	Final			
Revenues					
City Refunded Project Transfers	\$ -	\$ 8,098	\$ 8,098	\$ 8,098	\$ -
Earnings on Investments	21,000	21,000	-	28,726	7,726
Total Revenues	21,000	29,098	8,098	36,824	7,726
Expenditures					
Contributions to City - Projects	-	10,000	(10,000)	10,000	-
Total Expenditures	-	10,000	(10,000)	10,000	-
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	21,000	19,098	(1,902)	26,824	7,726
Budgetary Fund Balances - October 1	687,188	687,188	-	687,188	-
Reserve for Encumbrances - October 1, 2024	-	-	-	-	-
Change in Reserve for Prepaid Costs & Inventory	-	-	-	-	-
Change in Advances with other Funds	-	-	-	-	-
Budgetary Fund Balances - September 30	\$ 708,188	\$ 706,286	\$ (1,902)	\$ 714,012	\$ 7,726
Reconciliation of budget to GAAP reporting					
Reserve for Encumbrances - September 30, 2025				-	
Adjustment to Fund Balance for Advances				-	
Reserve for Prepaid Costs and Inventory				-	
Net Change in Fair Value of Investments				9,160	
Fund Balances - September 30				\$ 723,172	

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Intown West Redevelopment District
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Variance with Original Budget - Over (Under) Final Budget	Actual amounts Budgetary (and GAAP) basis	Variance with Final Budget - Over (Under) Actual
	Original	Final			
Revenues					
City Refunded Project Transfers	\$ -	\$ 318,434	\$ 318,434	\$ 318,434	\$ -
Earnings on Investments	158,250	158,250	-	55,934	(102,316)
Total Revenues	<u>158,250</u>	<u>476,684</u>	<u>318,434</u>	<u>374,368</u>	<u>(102,316)</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	<u>158,250</u>	<u>476,684</u>	<u>318,434</u>	<u>374,368</u>	<u>(102,316)</u>
Budgetary Fund Balances - October 1	1,295,494	1,295,494	-	1,295,494	-
Reserve for Encumbrances - October 1, 2024	-	-	-	-	-
Change in Reserve for Prepaid Costs & Inventory	-	-	-	-	-
Change in Advances with other Funds	-	-	-	-	-
Budgetary Fund Balances - September 30	<u>\$ 1,453,744</u>	<u>\$ 1,772,178</u>	<u>\$ 318,434</u>	<u>\$ 1,669,862</u>	<u>\$ (102,316)</u>
Reconciliation of budget to GAAP reporting					
Reserve for Encumbrances - September 30, 2025				-	
Adjustment to Fund Balance for Advances				-	
Reserve for Prepaid Costs and Inventory				-	
Net Change in Fair Value of Investments				57,394	
Fund Balances - September 30				<u>\$ 1,727,256</u>	

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Intown West City Redevelopment District
Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Variance with Original Budget - Over (Under) Final Budget	Actual amounts Budgetary (and GAAP) basis	Variance with Final Budget - Over (Under) Actual
	Original	Final			
Revenues					
City of St. Petersburg - Tax Increment	\$ 1,844,456	\$ 1,844,456	\$ -	\$ 1,836,206	\$ (8,250)
Earnings on Investments	6,750	6,750	-	264,509	257,759
Total Revenues	1,851,206	1,851,206	-	2,100,715	249,509
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	1,851,206	1,851,206	-	2,100,715	249,509
Budgetary Fund Balances - October 1	5,635,900	5,635,900	-	5,635,900	-
Reserve for Encumbrances - October 1, 2024	-	-	-	-	-
Change in Reserve for Prepaid Costs & Inventory	-	-	-	-	-
Change in Advances with other Funds	-	-	-	-	-
Budgetary Fund Balances - September 30	\$ 7,487,106	\$ 7,487,106	\$ -	\$ 7,736,615	\$ 249,509
Reconciliation of budget to GAAP reporting					
Reserve for Encumbrances - September 30, 2025				-	
Adjustment to Fund Balance for Advances				-	
Reserve for Prepaid Costs and Inventory				-	
Net Change in Fair Value of Investments				33,629	
Fund Balances - September 30				\$ 7,770,244	

The accompanying notes are an integral part of these statements.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Budgetary Comparison Schedule
September 30, 2025

NOTE 1 - BUDGETARY BASIS OF ACCOUNTING

The Agency is required to establish a budgetary system and an approved annual budget for each redevelopment district. The Agency's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget is adopted on the modified accrual basis of accounting, except for encumbrances, the net increase (decrease) of advances outstanding with other funds, the net increase (decrease) of prepaid costs and inventory, and the net increase (decrease) in the fair value of investments. Encumbrances are part of the overall budgetary control process and thus are included in the Actual column with the related expenditures when a comparison with budget is made. Similarly, the net increase (decrease) in the fair value of investments is excluded from related revenues when a comparison with budget is made. The reserve for inventory, the reserve for prepaid costs and deposits, and advances with other funds are treated as unavailable in determining fund balance on the budgetary basis.

The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the district (fund) level. Appropriations lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (e.g., purchase orders and contracts). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are reappropriated and become part of the subsequent year's budget pursuant to state regulations, and the encumbrances are automatically reestablished in the next year.

NOTE 2 - GENERAL FUND BUDGETARY HIGHLIGHTS

Original Budget Compared to Final Budget

During the year, the General Fund (Downtown District) had additional transfers in of \$5.6 million of capital project funding returned to the district from a capital projects fund and additional transfer out of \$3.4 million to fund the 5th Avenue Northeast Seawall project.

Final Budget Compared to Actual Results

Interest earnings were higher than budgeted due to higher than expected interest rate environment in 2025. Interest earnings are budgeted on a conservative basis.

St. Petersburg Community Redevelopment Agency
(A Component Unit of the City of St. Petersburg, Florida)

Notes to the Budgetary Comparison Schedule
September 30, 2025

NOTE 3 - SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT BUDGETARY HIGHLIGHTS

Original Budget Compared to Final Budget

During the year, there were \$25.5 million in supplemental appropriations for program expenditures previously appropriated in fiscal year 2024 that span more than one year. The additional appropriations use the accumulated fund balance available in the Districts for the projects.

The Agency appropriated an additional \$4.9 million in transfers for the Manhattan Casino capital project to be completed in the TIF Capital Projects Fund.

Final Budget Compared to Actual Results

During the year, there were \$34.8 million expenditures less than anticipated in the final budget appropriations. The approved projects in the tax increment financing districts are expected to span more than one fiscal year and are re-appropriated each fiscal year.

Interest earnings were higher than budgeted due to higher than expected interest rate environment in 2025. Interest earnings are budgeted on a conservative basis.

The Agency did not budget for loan receipt revenues and received \$0.2 million.

NOTE 4 - BAYBORO HARBOR REDEVELOPMENT DISTRICT BUDGETARY HIGHLIGHTS

No material variances between the district's original budget, final budget and actual results within the district.

NOTE 5 - INTOWN WEST REDEVELOPMENT DISTRICT BUDGETARY HIGHLIGHTS

No material variances between the district's original budget and the final budget within the district. City refunded project transfers of \$318.4 thousand are interest earnings on unspent capital project funding being invested during the construction phase. Interest earnings are budgeted on a conservative basis.

NOTE 6 - INTOWN WEST CITY REDEVELOPMENT DISTRICT BUDGETARY HIGHLIGHTS

No material variances between the district's original budget and the final budget within the district. Interest earnings were \$257.8 thousand higher than budgeted due to higher than expected interest rate environment in 2025. Interest earnings are budgeted on a conservative basis.

COMPLIANCE SECTION

Report of Independent Auditor 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 Agency Board
Community Redevelopment Agency
City of St. Petersburg, 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, each major fund of the Community Redevelopment Agency of the City of St. Petersburg, Florida (the “Agency”), a component unit of the City of St. Petersburg, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Agency’s basic financial statements, and have issued our report thereon dated March 19, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered 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 Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of 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 and, therefore, material weaknesses or significant deficiencies may exist that were not identified. 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 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 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.

Cherry Bekaert LLP

Tampa, Florida
March 19, 2026

Independent Auditor's Management Letter

To the Agency Board
Community Redevelopment Agency
City of St. Petersburg, Florida

Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency of the City of St. Petersburg, Florida (the "Agency"), a component unit of the City of St. Petersburg, Florida, as of and for the fiscal year ended September 30, 2025, and we have issued our report thereon dated March 19, 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 Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Report of Independent Accountant on Compliance with Local Government Investment Policies and Community Redevelopment Agency requirements, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 19, 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 we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires 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. Such disclosure is included in the notes to the financial statements. There were no component units related to the Agency.

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 the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires 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 did not operate a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the Agency’s geographical boundaries during the fiscal year under audit.

Specific Information

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

- a) The total number of district employees compensated in the last pay period of the district’s fiscal year as none.
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district’s fiscal year as none.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as none.
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as none.
- e) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none.
- f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as follows:
 - i) General Fund – \$2,263,274
 - ii) South St. Petersburg Redevelopment District – (\$30,23,756)
 - iii) Bayboro Harbor Redevelopment District - \$(1,902)
 - iv) Intown West Redevelopment District – \$318,434
 - v) Intown West City Redevelopment District – \$0

Additional Matters

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

Purpose of this Letter

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

Cherry Bekaert LLP

Tampa, Florida
March 19, 2026

Report of Independent Accountant on Compliance with Local Government Investment Policies and Community Redevelopment Agency Requirements

To the Agency Board
Community Redevelopment Agency
City of St. Petersburg, Florida

We have examined the Community Redevelopment Agency of the City of St. Petersburg, Florida's (the "Agency") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the 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 depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe the evidence 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 Agency's compliance with the specified requirements.

The purpose of this report is to comply with the audit requirements of Section 218.415 and 163.387, Florida Statutes, and Rules of the Auditor General.

In our opinion, the Agency complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2025.

Cherry Bekaert LLP

Tampa, Florida
March 19, 2026

