

**STATE ROAD 100 CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Palm Coast, Florida)**

FINANCIAL STATEMENTS

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

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Financial Section

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Independent Auditor's Report

**To the Governing Board,
State Road 100 Corridor Community Redevelopment Agency
Palm Coast, Florida**

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and major fund (the "General Fund") of the State Road 100 Corridor Community Redevelopment Agency (the "CRA"), a component unit of the City of Palm Coast, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and major fund (the "General Fund") of the CRA, 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 CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for 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 CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison information on pages 4 through 7 and 18 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2026, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.



Bradenton, Florida
March 26, 2026

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State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

MANAGEMENT'S DISCUSSION AND ANALYSIS

The State Road 100 Corridor Community Redevelopment Agency's (the CRA) management's discussion and analysis (MD&A) is designed to: (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the CRA's financial activity, (c) identify changes in the CRA's financial position (its ability to address the next and subsequent year challenges), (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues or concerns.

Since the MD&A is designed to focus on current year activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements which follow this section.

Financial Highlights

- The liabilities of the CRA exceeded its assets at September 30, 2025, by \$2,368,376 (net deficit). Of this amount, the entire balance was unrestricted.
- As of September 30, 2025, the CRA's reported ending fund balance of \$41,433. Fund balance saw a decrease of \$575,486 when compared to the prior year.
- The CRA's long-term debt obligations decreased by \$736,000 due to regularly scheduled payments.

The MD&A is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

Overview of the Financial Statements

This annual report consists of four components: (1) management's discussion and analysis (this section), (2) government-wide and fund financial statements, (3) notes to the financial statements, and (4) required supplementary information.

Government-wide financial statements. Government-wide financial statements provide readers with a broad overview of the CRA's finances in a manner similar to a private-sector business. The governmental activities of the CRA include accounting for the tax increment financing and related expenditures of the State Road 100 community redevelopment area.

The statement of net position presents information on all of the CRA's assets and liabilities, with the difference between the two reported as net position. This statement serves a purpose similar to that of the balance sheet of a private-sector business. Over time, increases or decreases in net position may serve as one indicator of whether the financial position of the CRA is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the fiscal year. All changes in net position are reported using the modified cash basis of accounting.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

MANAGEMENT'S DISCUSSION AND ANALYSIS

Notes to the Financial Statements. The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position. The table below presents a summary of net position as of September 30, 2025 and 2024 derived from the government-wide statement of net position:

Statement of Net Position

	2025	2024	Change
Current and other assets	\$ 41,726	\$ 619,356	\$ (577,630)
Total assets	<u>\$ 41,726</u>	<u>\$ 619,356</u>	<u>\$ (577,630)</u>
Long-term liabilities	\$ 2,409,809	\$ 3,145,809	\$ (736,000)
Other liabilities	293	2,437	(2,144)
Total liabilities	<u>\$ 2,410,102</u>	<u>\$ 3,148,246</u>	<u>\$ (738,144)</u>
Unrestricted	\$ (2,368,376)	\$ (2,528,890)	\$ 160,514
Total net position	<u>\$ (2,368,376)</u>	<u>\$ (2,528,890)</u>	<u>\$ 160,514</u>

Statement of Activities. The table below presents a summary of changes in net position for the years ended September 30, 2025 and 2024 as derived from the government-wide statement of activities:

Statement of Activities

	2025	2024	Change
Revenues			
General revenues			
Property tax assessments	\$ 1,015,191	\$ 1,005,007	\$ 10,184
Intergovernmental	1,895,204	1,872,071	23,133
Investment income	48,475	102,502	(54,027)
Total revenues	<u>2,958,870</u>	<u>2,979,580</u>	<u>(20,710)</u>
Expenses			
Transportation and physical environment	2,689,999	2,058,382	631,617
Interest and fiscal charges	108,357	130,614	(22,257)
Total expenses	<u>2,798,356</u>	<u>2,188,996</u>	<u>631,617</u>
Change in net position	160,514	790,584	(652,327)
Beginning net position	<u>(2,528,890)</u>	<u>(3,319,474)</u>	<u>790,584</u>
Ending net position	<u>\$ (2,368,376)</u>	<u>\$ (2,528,890)</u>	<u>\$ 138,257</u>

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

MANAGEMENT'S DISCUSSION AND ANALYSIS

Financial Analysis of the CRA General Fund

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

As of the end of the current fiscal year, the CRA's General Fund reported an ending fund balance of \$41,726, a decrease of \$575,486, in comparison with the prior year.

At the end of the current fiscal year, the entire fund balance was restricted for community redevelopment. As the CRA is focused on reinvestment revenues into the CRA district and does not have significant annual operational costs, the CRA does not maintain specific reserve levels for operations.

Budgetary Highlights

Significant variations between original and final budget amounts were due primarily to increases in interest and fiscal charges of \$10,000.

Actual expenditures in the General Fund were \$32,959 less than final budget amounts. The main reason for this is due to the timing of capital project and other one-time expenditures.

Budgetary comparisons between the final budget and actual results can be found on page 18 of this report.

Notes Receivable

In March 2021, the CRA entered into a loan agreement with Jacksonville University. \$277,780 of the loan was forgiven prior to year-end. As of September 30, 2025, the note receivable has been collected in full. Additional information on the note receivable can be found in Note 4 on page 15 of this report.

Long-Term Debt

The CRA's long-term liabilities as of September 30, 2025, amounted to \$2,409,809, none of which is due within the next year, and decreased by \$736,000 during the current fiscal year based on scheduled repayments. Additional information on the CRA's long-term liabilities can be found in Note 4 on page 15 of this report.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

MANAGEMENT'S DISCUSSION AND ANALYSIS

Economic Factors and Next Year's Budget

There are many challenges facing local governments today. Property values have continued to increase in recent years, contributing to related growth in the revenues of the CRA. While property values for the 2025-2026 fiscal year continue to increase, the future outlook of property values is unknown.

Requests for Information

This report is designed to provide an overview of the CRA's finances for those with an interest in this area. Questions concerning any of the information found in this report, or requests for additional information, should be directed to the City of Palm Coast, Florida.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

BALANCE SHEET – STATEMENT OF NET POSITION SEPTEMBER 30, 2025

	Balance Sheet		Statement of Net Position
	General Fund	Adjustments	Governmental Activities
ASSETS			
Cash and cash equivalents	\$ 41,726	\$ -	\$ 41,726
Total assets	41,726	-	41,726
LIABILITIES			
Current liabilities			
Accounts payable and accrued liabilities	293	-	293
Total current liabilities	293	-	293
Noncurrent liabilities			
Bonds and notes payable	-	2,409,809	2,409,809
Total liabilities	293	2,409,809	2,410,102
FUND BALANCE/NET POSITION			
Fund balance:			
Restricted for community redevelopment	41,433	(41,433)	-
Net position			
Unrestricted	-	(2,368,376)	(2,368,376)
Total net position	41,433	(2,409,809)	(2,368,376)
Total liabilities and fund balance/net position	\$ 41,726	\$ -	\$ 41,726

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

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

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

	Statement of Revenues, Expenditures and Changes in Fund Balance		Statement of Activities
	General Fund	Adjustments	Governmental Activities
REVENUES			
Taxes	\$ 1,015,191	\$ -	\$ 1,015,191
Intergovernmental	1,895,204	-	1,895,204
Investment income	48,475	-	48,475
Total revenues	<u>2,958,870</u>	<u>-</u>	<u>2,958,870</u>
EXPENDITURES/EXPENSES			
Current:			
Transportation and physical environment	2,689,999	-	2,689,999
Debt service:			
Principal retirement	736,000	(736,000)	-
Interest and fiscal charges	108,357	-	108,357
Total expenditures/expenses	<u>3,534,356</u>	<u>(736,000)</u>	<u>2,798,356</u>
Net change in fund balance/net position	(575,486)	736,000	160,514
Fund balance/net position, beginning of year	<u>616,919</u>	<u>(3,145,809)</u>	<u>(2,528,890)</u>
Fund balance/net position, end of year	<u>\$ 41,433</u>	<u>\$ (2,409,809)</u>	<u>\$ (2,368,376)</u>

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

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the State Road 100 Corridor Community Redevelopment Agency (the CRA), have been prepared in conformance with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted body for promulgating governmental accounting and financial reporting principles and the CRA has adopted the GASB Codification. The following is a summary of the CRA's significant accounting policies.

Financial Reporting Entity

The SR100 CRA was created on June 15, 2004, by City Ordinance 2004-13 of the City of Palm Coast, Florida (the "City"), pursuant to Florida Statute 163.387, to account for the receipt and expenditure of property tax revenues from the tax increment financing district to support redevelopment in the designated community redevelopment area. Since the City is financially accountable for the activities of the CRA, its governing board is the same, and its relationship to the CRA is significant, the CRA is considered to be a blended component unit in the City's financial statements, where it is also reported as a major special revenue fund.

The CRA has determined there are no component units that meet criteria for inclusion in the CRA's financial statements.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the CRA. The CRA only has governmental activities and does not engage in any business-type activity. Direct expenses are those that are clearly identifiable with a specific function or segment. General revenues include ad valorem taxes and interest income. Fund financial statements are presented for the CRA's General Fund. The General Fund, which accounts for all financial operations of the CRA, is considered to be a major fund and is the only fund of the CRA.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue when all eligibility requirements imposed by the grantor have been met.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers property revenues to be available if they are collected within 60 days of the end of the current period. Grants, other intergovernmental revenues, charges for services, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditures generally are recorded when a liability is incurred. However, expenditures related to long-term agreements are recorded only when payment is due.

Budgets and Budgetary Accounting

The governing Board of the CRA adopts an annual operating budget, which is prepared on a modified accrual basis and can be amended by the Board throughout the year. At the fund level, actual expenditures cannot exceed the budgeted amounts. The accompanying budgeted financial statements for the General Fund reflect the final budget authorization amounts, including all amendments.

Deposits and Investments

The CRA's cash and cash equivalents include cash on hand, demand deposits and short-term investments that are readily convertible to known amounts of cash. Investments with original maturities of three months or less are considered to be cash equivalents.

Receivables and Payables

Activity between the CRA and the City has been classified as amount due to/from the primary government on the balance sheet and statement of net position. All trade and property tax receivables are reported net of an allowance for uncollectible accounts, which is based upon management's analysis of outstanding balances and historical trends. At September 30, 2025, all of the CRA's receivables were considered fully collectible, if any.

Prepaid Items

Certain payments, if any, to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations, as applicable, are reported as liabilities in the CRA's governmental activities. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

The CRA does not have any employees. Any employees who provide services to the CRA are employees of the primary government and do so at either no charge to the CRA, or any allocations made to the CRA represent reimbursements by the CRA to the primary government for services rendered (any items recorded to personnel expense accounts are only for ease of tracking the reimbursement amounts). As a result, there is no compensated absences, other post-employment benefits (OPEB), or pension liabilities recorded on the CRA's financial statements.

Capital Assets

The CRA does not own any capital assets. Any capital outlay expenditures made by the CRA are deemed to be on behalf of the City who takes ownership of the capital assets along with the perpetual maintenance obligation for those capital assets.

Fund Balance/Net Position

In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Those classifications are as follows.

Nonspendable - amounts not available to be spent or not in spendable form, such as inventory and prepaid items.

Restricted - amounts constrained to specific purposes by their providers (such as grantors and higher levels of government), through constitutional provisions or by enabling legislation.

Committed - amounts constrained to specific purposes based on actions taken by the CRA governing Board through ordinance.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance/Net Position (Continued)

Assigned - amounts the CRA intends to use for a specific purpose. Intent can be expressed by the CRA governing Board or by an official or body which the Board delegates authority.

Unassigned - amounts that are available for any purpose.

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

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The CRA has no items that meet this reporting criteria.

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 represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The CRA has no items that meet this reporting criteria.

Net Position Flow Assumption

Sometimes the CRA will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to determine amounts reported as restricted and unrestricted net position, it is the CRA's policy to consider restricted net position to have been used before unrestricted net position is applied.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenses. Actual results could vary from the estimates assumed in preparing the financial statements.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

Following the governmental fund balance sheet is a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. The difference is a result of a notes payable adjustment of \$2,409,809.

Following the governmental fund statement of revenues, expenditures, and changes in fund balances, there is a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. The CRA has no items reported differently between these two statements. The difference is a result of a debt service principal retirement adjustment of \$736,000.

NOTE 3. DEPOSITS AND INVESTMENTS

The CRA is subject to the investment policy of the primary government and maintains interest-bearing banking accounts for some CRA funds and otherwise has no cash or investment held outside of the CRA's interest in the City's pooled cash and investments. Additional accounts are held for various other purposes, or to segregate cash balances for amounts which are restricted or held on behalf of others. State statutes authorize the CRA to invest excess funds in time deposits, or obligations of the principal and interest of which are unconditionally guaranteed by, the United States Government, commercial paper, corporate bonds, repurchase agreements and/or the State Board of Administration (SBA) Local Government Surplus Trust Fund Investment Pool or other investment vehicles authorized by local ordinance.

As of September 30, 2025, all CRA deposits were covered by private bank acquired insurance, Securities Investor Protection Corporation (SIPC) insurance, private broker/dealer acquired insurance, Federal Depository Insurance Corporation (FDIC) insurance, and/or the State of Florida collateral pool established under the Florida Security for Public Deposits Act (the Act). The Act established guidelines for qualification and participation by banks and savings associations, procedures for administration of the collateral requirements and characteristics of eligible collateral. Under the Act, the qualified depository must pledge at least 50% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance. Additional collateral, up to 125% may be required if deemed necessary.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 3. DEPOSITS AND INVESTMENTS (CONTINUED)

All of the CRA's deposits are held with public depositories and as of September 30, 2025, the CRA's deposits and investments were not subject to any substantial interest rate, credit, or concentration risks.

NOTE 4. NOTES RECEIVABLE

In March 2021, the CRA entered into a loan agreement with Jacksonville University. Under the terms of the loan, two \$500,000 installments will be paid to Jacksonville University upon the achievement of stated benchmarks. During the year ending September 30, 2021, \$500,000 was advanced to Jacksonville University, with the second advancement being made in the year ending September 30, 2022. The loan receivable will be forgiven at a monthly rate of \$27,778 over 36 months as long as the borrower meets conditions of forgiveness. If the conditions of forgiveness are not met, the remaining, unforgiven balance of the loan will be due within three calendar years. As of September 30, 2025, the note receivable has been collected in full. For the year ended September 30, 2025, loan forgiveness totaled \$277,780 with total loan forgiveness of \$1,000,000 since the inception of the loan.

NOTE 5. LONG-TERM LIABILITIES

The following is a summary of long-term liabilities for the year ended September 30, 2025:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<u>Governmental Activities:</u>					
Notes Payable:					
Bonds and notes payable	\$ 3,145,809	\$ -	\$ (736,000)	\$ 2,409,809	\$ -
Total governmental activities					
long-term liabilities	<u>\$ 3,145,809</u>	<u>\$ -</u>	<u>\$ (736,000)</u>	<u>\$ 2,409,809</u>	<u>\$ -</u>

Bonds and notes payable in the CRA's governmental activities at September 30, 2025, were comprised of the following obligations.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

NOTES TO FINANCIAL STATEMENTS

NOTE 5. LONG-TERM LIABILITIES (CONTINUED)

During year ended September 30, 2014, the CRA entered into an agreement with Ameris Bank for the purpose of purchasing properties and performing infrastructure improvements within the redevelopment area. The original loan principal of \$5,839,000 was payable annually at an interest rate of 4.44% through October 1, 2028. The loan was modified in January of 2017, which decreased the interest rate to 3.45%. The outstanding balance at September 30, 2025, was \$2,409,809.

A summary of annual debt service requirements as of September 30, 2025 is as follows:

Fiscal Year			
Ending	Principal	Interest	Total
2026	\$ -	\$ -	\$ -
2027	769,000	83,145	852,145
2028	803,000	56,615	859,615
2029	837,809	28,911	866,720
	<u>\$ 2,409,809</u>	<u>\$ 168,671</u>	<u>\$ 2,578,480</u>

NOTE 6. COMMITMENTS AND CONTINGENCIES

The CRA is engaged in various liability claims incidental to the conduct of its general government operations at September 30, 2025. The outcomes of established claims are included in these financial statements. In the opinion of the CRA and the primary government's legal counsel, no legal proceedings are pending or threatened against the CRA which are not covered by applicable insurance which would inhibit its ability to perform its operations or materially affect its financial condition.

The CRA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters, all of which is satisfactorily insured by limited risk, high deductible commercial general liability insurance. Commercial insurance policies are also obtained for other risks of loss, including employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

State Road 100 Corridor Community Redevelopment Agency

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NOTES TO FINANCIAL STATEMENTS

NOTE 7. DEPOSITS AND WITHDRAWALS

Pursuant to Florida Statue 163.387, listed below is a summary of the sources and amounts of deposits into, and the amount and purpose of withdrawals from the CRA for the fiscal year ended September 30, 2025:

	Revenues	Expenditures
Source of Revenues		
City property tax increment	\$ 1,015,191	\$ -
County property tax increment	1,895,204	-
Interest income	48,475	-
Purpose of Expenditures		
Transportation and physical environment	-	2,689,999
Debt service	-	844,357
	<u>\$ 2,958,870</u>	<u>\$ 3,534,356</u>

NOTE 8. RECENT ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates. Management has not currently determined what, if any, impact implementation of the following will have on the CRA's financial statements.

GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. GASB 103 aims to enhance the effectiveness of the financial reporting model by improving key components to provide essential information for decision-making and assessing a government's accountability. The provisions for GASB 103 are effective for fiscal years beginning after June 15, 2025.

GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. GASB 104 requires governments to provide detailed information about certain types of capital assets, including lease assets, intangible right-to-use assets, and subscription assets, in the notes to financial statements. The provisions for GASB 104 are effective for fiscal years beginning after June 15, 2025.

GASB issued Statement No. 105, *Subsequent Events*, in December 2025. GASB 105 improves the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. The provisions for GASB 105 are effective for fiscal years beginning after June 15, 2026.

Required Supplementary Information

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State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET (GAAP BASIS) AND ACTUAL – GENERAL FUND FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual Amount	Variance With Final Budget Positive (Negative)
Revenues				
Taxes	\$ 1,015,191	\$ 1,015,191	\$ 1,015,191	\$ -
Intergovernmental	1,895,205	1,895,205	1,895,204	(1)
Interest income	30,000	40,000	48,475	8,475
Total revenues	<u>2,940,396</u>	<u>2,950,396</u>	<u>2,958,870</u>	<u>8,474</u>
Expenditures				
Current				
Transportation and physical environment	2,737,064	2,722,955	2,689,999	32,956
Debt service				
Principal	736,000	736,000	736,000	-
Interest	108,539	108,360	108,357	3
Total expenditures	<u>3,581,603</u>	<u>3,567,315</u>	<u>3,534,356</u>	<u>32,959</u>
Change in fund balances	(641,207)	(616,919)	(575,486)	41,433
Fund balances, beginning	<u>616,919</u>	<u>616,919</u>	<u>616,919</u>	<u>-</u>
Fund balances, ending	<u>\$ (24,288)</u>	<u>\$ -</u>	<u>\$ 41,433</u>	<u>\$ 41,433</u>

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

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Other Reports

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

**To the Governing Board,
State Road 100 Corridor Community Redevelopment Agency
Palm Coast, 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 and major fund of the State Road 100 Corridor Community Redevelopment Agency (the "CRA"), (a component unit of the City of Palm Coast, Florida), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated March 26, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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



Bradenton, Florida
March 26, 2026

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

SCHEDULE OF FINDINGS AND RESPONSES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

SECTION I SUMMARY OF AUDIT RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified

Internal control over financial reporting:
Material weaknesses identified?

☐ Yes ☒ No

Significant deficiencies identified not considered
to be material weaknesses?

☐ Yes ☒ None reported

Noncompliance material to financial statements noted?

☐ Yes ☒ No

Federal Awards and State Financial Assistance Projects

The CRA did not expend \$1,000,000 in federal expenditures, or \$750,000 in state financial assistance during its fiscal year ended September 30, 2025.

SECTION II FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported.

State Road 100 Corridor Community Redevelopment Agency

(A Component Unit of the City of Palm Coast, Florida)

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

None.



Independent Auditor's Management Letter

**To the Governing Board,
State Road 100 Corridor Community Redevelopment Agency
Palm Coast, Florida**

Report on the Financial Statements

We have audited the financial statements of the State Road 100 Corridor Community Redevelopment Agency (the "CRA"), (a component unit of the City of Palm Coast, Florida) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 26, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standard* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The CRA has made these disclosures in the notes to the financial statements. There are no component units.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA 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 CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

Property Assessed Clean Energy (PACE) Programs

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

As required by Section 10.554(1)(i)6.b., Rules of the Auditor General, a PACE program was operating within the geographical areas of the CRA and a listing of all program administrators and third-party administrators that administered the program is reflected below:

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 CRA reported:

- a. There were no CRA employees compensated in the last pay period of the CRA's fiscal year.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year was six.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency was \$0.
- d. All compensation earned or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was \$0.
- e. Each construction project with a total cost of at least \$65,000 approved by the CRA that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such projects in fiscal year 2025: Alachua Street Project - \$58,635.
- 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 CRA amends a final adopted budget under Section 189.016(6), Florida Statutes, as seen on page 18.

Additional Matters

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

Purpose of this Letter

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



Bradenton, Florida
March 26, 2026

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Independent Accountant's Report

**To the Governing Board,
State Road 100 Corridor Community Redevelopment Agency
Palm Coast, Florida**

We have examined the State Road 100 Corridor Community Redevelopment Agency's (the "CRA"), (a component unit of the City of Palm Coast, Florida) compliance with Sections 218.415, 163.387(6), and 163.387(7), Florida Statutes, during the year ended September 30, 2025. Management of the CRA is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA 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 that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

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

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

This report is intended solely for the information and use of the CRA and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 26, 2026

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