

ANNUAL FINANCIAL REPORT



Winter Park Community Redevelopment Agency (A Component Unit of the City of Winter Park, Florida) For The Year Ended September 30, 2025

Prepared by the Finance Department

INTRODUCTORY SECTION

PRINCIPAL OFFICIALS

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**Winter Park
Community Redevelopment Agency
Principal Officials**

September 30, 2025

City Commission

MAYOR

VICE MAYOR

COMMISSIONERS

Sheila G. DeCiccio

Marty Sullivan

Kristopher M. Cruzada

Craig E. Russell

Warren Lindsey

**ORANGE COUNTY
REPRESENTATIVE**

Hal George

Winter Park Community Redevelopment Agency

Annual Financial Report For the Fiscal Year Ended September 30, 2025

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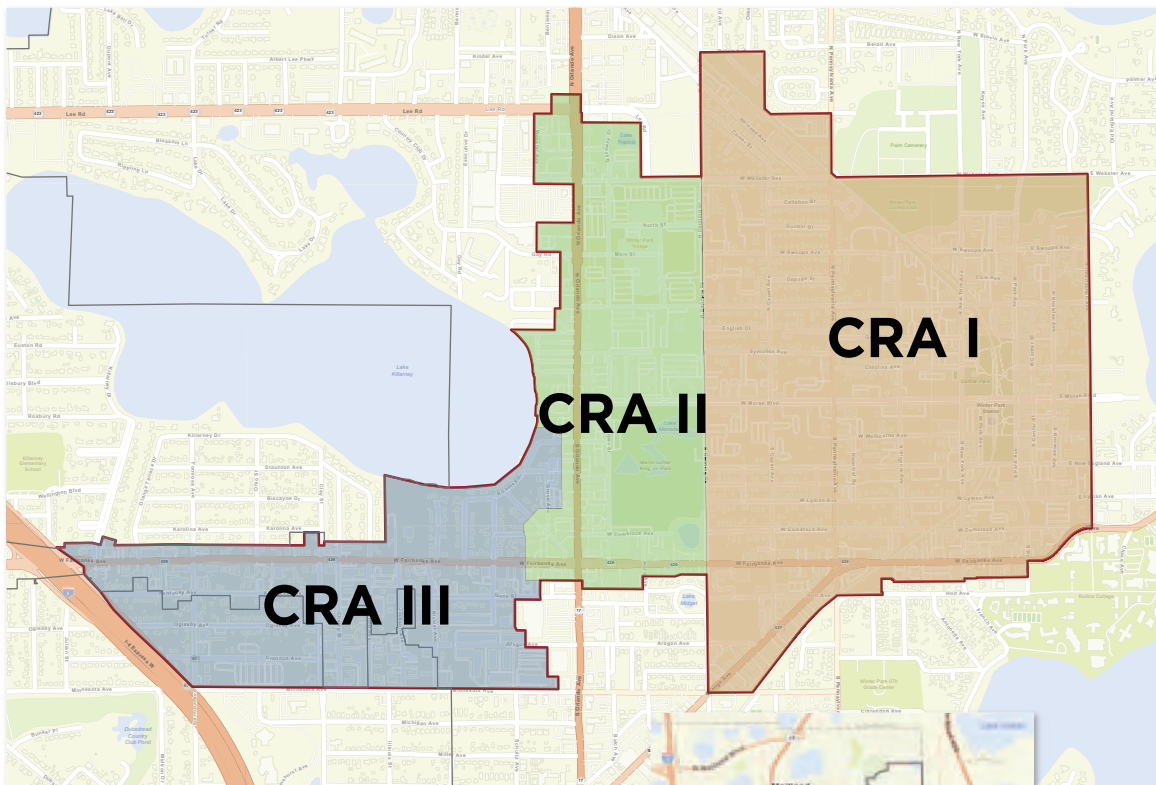
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district map



CRA I @ 434 acres +
CRA II @ 175 acres +
CRA III @ 142 acres =
TOTAL @ 751 ACRES



FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

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Independent Auditor's Report

Board of Commissioners
Winter Park Community Redevelopment Agency
Winter Park, Florida

Report on the Audit of the Financial Statements

Opinions

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

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2026, on our consideration of CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Forvis Mazars, LLP

Orlando, Florida
June 8, 2026

Management's Discussion and Analysis (Unaudited)

As management of the Winter Park Community Redevelopment Agency (the "CRA"), we offer readers of the CRA's financial statements this narrative overview and analysis of the financial activities of the CRA for the fiscal year ended September 30, 2025.

Financial Highlights

- The assets of the CRA exceeded its liabilities at the close of the most recent fiscal year by \$37,355,119 (net position). Of this amount, \$17,626,445 (restricted net position) may be used to meet the objectives of the CRA Plan.
- As of September 30, 2025, the CRA's fund balance was \$17,544,229. Fund balance decreased by \$1,184,320 in fiscal year 2025 as a result of capital project spending primarily in the areas of stormwater, parks, and traffic improvements.

Overview of the Financial Statements

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

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

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

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

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The financial activities of the CRA are accounted for as a governmental fund. Unlike the government-wide financial statements, governmental financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

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

The CRA adopts an annual appropriated budget for the CRA. A budgetary comparison schedule has been provided to demonstrate compliance with the budget and is presented as required supplemental information.

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

Government-wide Financial Analysis

Statement of Net Position

The following is a summary of the CRA's governmental activities net position for each of the past two years:

	Net Position	
	Governmental Activities	
	2025	2024
Current assets	\$ 18,364,574	\$ 19,211,038
Capital assets	20,423,674	13,585,257
Total assets	38,788,248	32,796,295
Current and other liabilities	1,433,129	1,395,428
Long-term liabilities	-	695,000
Total liabilities	1,433,129	2,090,428
Net position:		
Net Investment in Capital Assets	19,728,674	11,875,257
Restricted	17,626,445	18,830,610
Total net position	\$ 37,355,119	\$ 30,705,867

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. Regular debt principal payments reduced long-term liabilities and increasing tax increment revenue improved the net position of the CRA.

Statement of Activities

The following is a summary of the changes in the CRA's governmental activities net position for each of the past two years:

	Changes in Net Position	
	Governmental Activities	
	2025	2024
Revenues:		
General revenues:		
Tax increment - Orange County	\$ 3,831,829	\$ 3,653,759
Tax Increment - City of Winter Park	4,857,254	4,528,611
Investment Earnings (Losses)	874,276	1,248,675
Capital Grants and Contributions	150,000	20,234
Other	-	48,800
Total revenues	9,713,359	9,500,079
Expenses:		
Community redevelopment agency	3,022,818	2,782,535
Interest and other charges	41,289	81,516
Total expenses	3,064,107	2,864,051
Change in net position	6,649,252	6,636,028
Net position – beginning	30,705,867	24,069,839
Net position – ending	\$ 37,355,119	\$ 30,705,867

The CRA's net position increased by \$6,649,252 as compared to an increase of \$6,636,028 in the prior year. Explanations for some of the significant variances from the prior year are as follows:

Tax increment revenue increased by 6.19% based on increases in the incremental taxable value in the Community Redevelopment Area. The revenue from Orange County was reduced by a rebate of \$1,431,828 based on increment revenue thresholds in the interlocal agreement with Orange County. The rebate was \$1,253,758 in the prior year.

Investment earnings decreased by \$374,399. Prior year investment earnings included large increases in market value which made up for unrealized losses in earlier periods when higher market interest rates reduced the value of the city's fixed income investment portfolio.

Financial Analysis of the CRA

As noted earlier, the CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the CRA's General Fund is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements. In particular, 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 September 30, 2025, the CRA reported an ending fund balance of \$17,544,229, a decrease of \$1,184,320 over the prior year. The decrease was due to increased spending on traffic,

stormwater, and parks improvements. The entire fund balance of the CRA is restricted for community redevelopment in the community redevelopment area.

CRA Budgetary Analysis. Final amended appropriations for the CRA were \$27,187,290 and actual expenditures were \$10,926,479. The main reason for this large variance is the timing of capital project expenditures.

The original budget total of \$9,170,345 was increased by \$16,919,837 for unspent project budgets carried over to the current year, \$718,100 for purchase order encumbrances carried over to the current year, and \$379,008 for fund balance appropriated for additional project expending.

Capital Asset and Debt Administration

Capital assets. The CRA's investment in capital assets as of September 30, 2025, amounts to \$20,423,674 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, and construction in progress.

Major capital asset events during the current fiscal year included the following:

- Invested \$3,485,604 in improvements to West Fairbanks and Denning Drive traffic, stormwater, and parks improvements.
- \$1,198,993 for West Meadow restrooms.
- An additional \$1,093,038 was spent on improvements to MLK Park.
- \$503,488 for Killarney Estates brick and drainage improvements.
- \$375,462 for historic Park Avenue Gateways signs on the north and south ends of the avenue.
-

Additional information on the CRA's capital assets can be found in Note 3 in the notes to the financial statements.

Long-term debt. At the end of the current fiscal year, the CRA had total bonded debt outstanding of \$695,000 and decreased by \$1,015,000 as a result of scheduled debt service payments.

Additional information on the CRA's long-term liabilities can be found in Notes 4 to 6 in the notes to the financial statements.

Economic Factors and Next Year's Budgets and Rates

Economic indicators are monitored on a continual basis. Incremental taxable valuation in the Community Redevelopment Area went up by 7.47% for the FY 2026 tax levy.

Requests for Information

This financial report is designed to provide a general overview of the CRA's finances for all of those with an interest in the CRA's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 401 Park Avenue South, Winter Park, Florida 32789. Other financial information can be found at the City's website (www.cityofwinterpark.org).

Winter Park Community Redevelopment Agency
Statement of Net Position
September 30, 2025

ASSETS

Cash, Cash Equivalents and Investments	\$ 18,160,165
Accrued Interest Receivable	84,409
Special Assessments Receivable	120,000
Capital Assets:	
Non-depreciable	12,913,831
Depreciable - Net	7,509,843
Total Assets	38,788,248

LIABILITIES

Accounts Payable	707,315
Accrued Liabilities	23,030
Accrued Interest Payable	7,784
Long-term Liabilities:	
Due Within One Year:	
Current Portion of Notes Payable	695,000
Total Liabilities	1,433,129

NET POSITION

Net Investment in Capital Assets	19,728,674
Restricted for:	
Expendable:	
Community Redevelopment	17,626,445
Total Net Position	\$ 37,355,119

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

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

Functions/Programs	Expenses	Charges for Services	Program Revenues		Net (Expense) Revenue and Changes in Net Position
			Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities:					
Community Redevelopment Agency	\$ 3,022,818	\$ -	\$ -	\$ 150,000	\$ (2,872,818)
Interest and Other Charges	41,289	-	-	-	(41,289)
Total Governmental Activities	<u>\$ 3,064,107</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 150,000</u>	<u>\$ (2,914,107)</u>
General Revenues:					
Tax Increment - Orange County					3,831,829
Tax Increment - City of Winter Park					4,857,254
Investment Earnings					874,276
Total General Revenues					<u>9,563,359</u>
Change in Net Position					<u>6,649,252</u>
Net Position - Beginning					<u>30,705,867</u>
Net Position - Ending					<u><u>\$ 37,355,119</u></u>

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

**Winter Park Community Redevelopment Agency
Balance Sheet
General Fund
September 30, 2025**

ASSETS

Cash, Cash Equivalents and Investments	\$ 18,160,165
Accrued Interest Receivable	84,409
Special Assessments Receivable	<u>120,000</u>
Total Assets	<u>\$ 18,364,574</u>

LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES

Liabilities:

Accounts Payable	\$ 707,315
Accrued Liabilities	<u>23,030</u>
Total Liabilities	<u>730,345</u>

Deferred Inflow of Resources:

Unavailable Revenue on Long-Term Receivables	<u>90,000</u>
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Fund Balances:

Spendable

Restricted	
Community Redevelopment	<u>17,544,229</u>

Total Fund Balances	<u>17,544,229</u>
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Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 18,364,574</u>
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The notes to the financial statements are an integral part of this statement.

**Winter Park Community Redevelopment Agency
Reconciliation of the Balance Sheet
to the Statement of Net Position
General Fund
September 30, 2025**

Fund Balances - Total Governmental Fund **\$ 17,544,229**

Amounts reported for governmental activities in the Statement of
Net Position are different because:

Receivables not expected to be received within 180 days of fiscal year end are not considered as "available" revenue in the governmental funds, and therefore, reported as deferred revenue. In the Statement of Net Position, which is presented on the accrual basis, no deferral is reported since the revenue is fully recognized in the Statement of Activities	90,000
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Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Governmental Capital Assets	\$ 24,846,430	
Less: Accumulated Depreciation	<u>(4,422,756)</u>	20,423,674

Long-term liabilities, including notes payable, are not due and payable in the current period and therefore are not reported in the funds.

Governmental Notes Payable	(695,000)	
Accrued Interest Payable on Long-Term Liabilities	<u>(7,784)</u>	<u>(702,784)</u>

Net Position of Governmental Activities	<u><u>\$ 37,355,119</u></u>
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The notes to the financial statements are an integral part of this statement.

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

REVENUES

Tax Increment - Orange County	\$ 3,831,829
Tax Increment - City of Winter Park	4,857,254
Investment Earnings	874,276
Other	178,800
Total Revenues	<u>9,742,159</u>

EXPENDITURES

Planning and Zoning	2,282,754
Cultural and Community Services	539,000
Debt Service:	
Principal	1,015,000
Interest and Other Charges	51,442
Capital Improvements	7,038,283
Total Expenditures	<u>10,926,479</u>

Net Change in Fund Balances	(1,184,320)
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Fund Balances - Beginning	<u>18,728,549</u>
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Fund Balances - Ending	<u>\$ 17,544,229</u>
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The notes to the financial statements are an integral part of this statement.

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

Net Change in Fund Balances - General Fund **\$ (1,184,320)**

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

Special assessment revenues in the governmental funds were recognized as revenues in
prior periods in the government-wide financial statements since they are on the accrual
basis of accounting. (30,000)

Governmental funds report capital outlays as expenditures. However, in the Statement of
Activities, the cost of these assets is depreciated over their useful lives.

Expenditures for Capital Assets	\$ 7,038,283	
Less: Current Year Depreciation	<u>(199,866)</u>	6,838,417

Some revenues reported in the Statement of Activities do not provide current financial
resources and therefore are not reported as revenues in governmental funds.

Debt proceeds provide current financial resources to governmental funds, but issuing
debt increases long-term liabilities in the Statement of Net Position. Repayment of
debt principal is an expenditure in the governmental funds, but the repayment reduces
long-term liabilities in the Statement of Net Position.

Change in Accrued Interest on Governmental Debt	10,155	
Principal Payments on Community Redevelopment Debt	<u>1,015,000</u>	<u>1,025,155</u>

Change in Net Position of Governmental Activities **\$ 6,649,252**

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

**Winter Park
Community Revelopment Agency
Notes to Financial Statements
September 30, 2025**

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1. Summary of Significant Accounting Policies

A. REPORTING ENTITY:

The Winter Park Community Redevelopment Agency (the "CRA"), is governed by the City of Winter Park's five-member commission plus one Orange County representative designated by the Orange County Commission. Pursuant to the requirements of Chapter 163, Part III of the Florida Statutes, the City, with the consent of Orange County, created a Community Redevelopment Area (CRA) through City Resolution No. 1528, adopted on January 11, 1994 to foster improvements in the Westside and Central Business Districts of the City. The CRA uses tax increment revenue to fund a variety of improvement projects. The CRA is included in the City of Winter Park's annual comprehensive financial report as a blended component unit.

Pursuant to Florida Statute 163.387, the CRA is funded primarily by incremental ad valorem tax revenues levied and remitted in amounts proportionate to property tax values for each participating entity. The CRA is economically dependent on such revenue.

The accounting policies of the CRA conform to generally accepted accounting principles (GAAP) as applied to governmental units. The more significant accounting policies used by the CRA are described below.

B. 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 tax increment revenue from Orange County and City of Winter Park, investment earnings, and other revenue.

Governmental Fund Financial Statements - The CRA has one governmental fund type, which is the General Fund. The General Fund is the primary operating fund used to account for all resources and operations. Governmental funds are accounted for on a "spending" or "financial flow" measurement focus. This means that only current assets and current liabilities are generally included on the balance sheet. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current position.

C. 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 the related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as

soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For special assessments receivable, only the portion due within the subsequent fiscal year is considered to be available for recognition as revenue in the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

D. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:

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 budgeted financial statements for the CRA are presented in the Required Supplemental Information section and they reflect the final budget authorization amounts including all amendments.

E. DEPOSITS AND INVESTMENTS:

Cash and Cash Equivalents

The CRA's cash and cash equivalents consists entirely of its share of the City's cash management pool which allows individual funds to, at any time, deposit additional cash or make withdrawals without prior notice or penalty, and thus, the City is managing an internal service pool which is considered by GASB to be a cash equivalent. The City considers cash equivalents to be highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased. The City's investment pool has an adopted investment policy in accordance with Florida Statute 218.415. For full disclosure on balances included in the City's investment pool refer to Note 1F of the City's Annual Comprehensive Financial Report.

At September 30, 2025, The City's investment pool consisted of U.S. Treasury Notes, federal agency instrumentalities, bank deposits and local government investment pools. All deposits with financial institutions were 100% insured by Federal depository insurance or by collateral pursuant to the Public Depository Security Act of the State of Florida. Investments are stated at fair value with the exception of local government investment pools which are presented at amortized cost. To mitigate interest rate risk, the City's investment policy requires that the investment strategy provide sufficient liquidity to meet the City's operating, payroll, and capital requirements which may be reasonably anticipated. Investments of current operating funds are to have maturities not exceeding twelve months.

F. CAPITAL ASSETS:

Property, plant and equipment purchased or acquired are carried at historical cost or estimated historical cost. Contributed assets are recorded at acquisition value as of the date received. The CRA defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Property, plant and equipment are depreciated using the straight-line method over the following useful lives:

Years	Classification
7 - 50	Buildings
10 - 50	Streets and drainage
10 - 50	Improvements other than buildings
2 - 20	Machinery and furniture

G. DEFERRED INFLOWS OF RESOURCES:

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that period. The unavailable revenue on long-term receivables reported in the fund financial statements balance sheet for governmental funds represents a portion of various long-term receivables that will be received after the availability period. This amount is deferred and the portion of the receivables becoming due within the following fiscal year will be recognized as revenue in future periods.

H. UNEARNED REVENUE:

The unearned revenue on the balance sheet is for the portion of special assessment receivables due next fiscal year.

I. LONG-TERM DEBT:

In the government-wide financial statements, long-term debt obligations are reported as liabilities.

J. ACCUMULATED UNUSED COMPENSATED ABSENCES, OTHER POST-EMPLOYMENT BENEFITS, AND PENSION LIABILITIES:

The CRA does not have any employees. Any employees who provide services to the CRA are employees of the City and any allocations made to the CRA represent reimbursements by the CRA to the City for services rendered. As a result, there are no compensated absences, other post-employment benefits (OPEB), or pension liabilities recorded on the CRA's financial statements.

K. CATEGORIES AND CLASSIFICATION OF FUND BALANCE:

Fund balance classifications are Non Spendable, Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. The CRA classifies governmental fund balances as follows:

Non Spendable – includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual constraints.

Spendable Fund Balance:

- **Restricted** – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as donors or amounts constrained by enabling legislation.
- **Committed** – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of CRA. Such formal action may be in the form of an ordinance or resolution and may only be modified or rescinded by taking the same formal action that imposed the original constraint. Approval of an ordinance requires two public hearings while a resolution only requires one. These commitments must be in place prior to September 30.
- **Assigned** – includes amounts that are intended to be used for specific purposes that are neither restricted nor committed. Assignments may be made by CRA or management based on the purpose of the fund.
- **Unassigned** – includes residual positive fund balance within the CRA which has not been classified within the other above mentioned categories.

The CRA's entire fund balance is restricted to achieving the objectives of the CRA Plan.

L. NET INVESTMENT IN CAPITAL ASSETS COMPONENT OF NET POSITION:

Net investment in capital assets component of net position consisted of the following components as of September 30, 2025:

	Governmental Activities
Capital assets, net	\$ 20,423,674
Related debt, net	(695,000)
Totals	\$ 19,728,674

M. RESTRICTED COMPONENT OF NET POSITION:

Restricted component of net position are subject to restrictions that are either (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or (2) imposed by law through constitutional provisions or enabling legislation.

2. *Special Assessments Receivable*

Special assessments receivable consist of assessments for community redevelopment in the CRA. Assessments are billed to property owners through the property tax bill as non-ad valorem assessments.

Special assessments receivable at September 30, 2025 were as follows:

	<u>Current Receivable</u>	<u>Deferred Receivable</u>	<u>Total</u>
Governmental Activities:			
Community redevelopment	\$ 30,000	\$ 90,000	\$ 120,000

3. *Capital Assets*

The following is a summary of changes in capital assets during the year ended September 30, 2025:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land	\$ 52,057	\$ 3,054,260	\$ -	\$ 3,106,317
Construction in progress	6,681,810	7,038,283	(3,912,579)	9,807,514
Total capital assets, not being depreciated	<u>6,733,867</u>	<u>10,092,543</u>	<u>(3,912,579)</u>	<u>12,913,831</u>
Capital assets, being depreciated:				
Buildings	9,492,750	-	-	9,492,750
Improvements other than buildings	1,345,658	836,081	-	2,181,739
Machinery and equipment	86,704	22,238	-	108,942
Streets and drainage	149,168	-	-	149,168
Total capital assets being depreciated	<u>11,074,280</u>	<u>858,319</u>	<u>-</u>	<u>11,932,599</u>
Less accumulated depreciation for:				
Buildings	(3,934,053)	(157,690)	-	(4,091,743)
Improvements other than buildings	(167,230)	(38,031)	-	(205,261)
Machinery and equipment	(84,171)	(2,653)	-	(86,824)
Streets and drainage	(37,436)	(1,492)	-	(38,928)
Total accumulated depreciation	<u>(4,222,890)</u>	<u>(199,866)</u>	<u>-</u>	<u>(4,422,756)</u>
Total capital assets, being depreciated, net	<u>6,851,390</u>	<u>658,453</u>	<u>-</u>	<u>7,509,843</u>
Governmental activities capital assets, net	<u><u>\$ 13,585,257</u></u>	<u><u>\$ 10,750,996</u></u>	<u><u>\$ (3,912,579)</u></u>	<u><u>\$ 20,423,674</u></u>

Depreciation expense of \$199,866 was charged to the community redevelopment function for CRA assets.

4. *Community Redevelopment Agency Notes*

The Community Redevelopment Agency Notes are special obligations of the CRA payable from tax increment revenues of the CRA. The proceeds from these notes were used to finance capital enhancements and social programs within the CRA.

Total principal and interest remaining on the notes is \$710,567, payable through January 2026. For the current year, principal and interest paid and total incremental tax revenue was \$1,066,442 and \$8,689,083, respectively.

A. COMMUNITY REDEVELOPMENT AGENCY NOTES CONSIST OF THE FOLLOWING:

Description	Interest Rates and Dates	Final Maturity	Original Amount Issued	Amount Outstanding at 9/30/2024
Series 2010	4.48%, 1/1; 7/1	01/01/26	\$ 8,100,000	\$ 695,000

B. EARLY REDEMPTION:

Description	Call Date	Call Rate
Series 2010	Note may be prepaid	15% of balance outstanding may be prepaid on any January 1 without penalty; all or a portion of the Notes may be prepaid at any time with a fee to compensate the underwriter based on market conditions at the time of such prepayment

C. DEFAULT PROVISIONS OF DIRECT BORROWINGS:

None of the CRA Notes contain acceleration clauses or requirements other than payment of any past due debt service payments in the event of default.

5. Bonded Indebtedness

FUTURE REQUIREMENTS

Debt service requirements for debt outstanding as of September 30, 2025 are as follows:

Notes from Direct Borrowings		
Community Redevelopment Agency Notes		
	Principal	Interest
2026	695,000	15,567
Totals	\$ 695,000	\$ 15,567

6. Changes in Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Notes from direct borrowings:					
CRA notes	\$ 1,710,000	\$ -	\$ (1,015,000)	\$ 695,000	\$ 695,000
Governmental activity					
Long-term liabilities	\$ 1,710,000	\$ -	\$ (1,015,000)	\$ 695,000	\$ 695,000

**Winter Park Community Redevelopment Agency
Required Supplementary Information
Budgetary Comparison Schedule
Governmental Fund
For the Year Ended September 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Resources (inflows):				
Tax Increment - Orange County	\$ 3,840,295	\$ 3,840,295	\$ 3,831,829	\$ (8,466)
Tax Increment - City of Winter Park	4,872,398	4,872,398	4,857,254	(15,144)
Investment Earnings	427,652	427,652	874,276	446,624
Other	30,000	180,000	178,800	(1,200)
Amounts available for appropriations	9,170,345	9,320,345	9,742,159	421,814
Charges to appropriations (outflows):				
Planning and Zoning	2,216,910	3,346,285	2,282,754	1,063,531
Cultural and Community Services	559,000	584,000	539,000	45,000
Debt Service - Principal	1,015,000	1,015,000	1,015,000	-
Debt Service - Interest and Other Charges	51,442	51,442	51,442	-
Capital Improvements	5,140,000	22,190,563	7,038,283	15,152,280
Non-Departmental Charges	187,993	-	-	-
Total charges to appropriations	9,170,345	27,187,290	10,926,479	16,260,811
Excess (Deficiency) of Resources Over Charges to Appropriations	-	(17,866,945)	(1,184,320)	16,682,625
Fund Balance Allocation	-	17,866,945	-	(17,866,945)
Excess of Resources Over Charges to Appropriations	\$ -	\$ -	\$ (1,184,320)	\$ (1,184,320)

**Winter Park Community Redevelopment Agency
Required Supplementary Information
Notes to Budgetary Comparison Schedule - September 30, 2025**

The CRA adopts an annual appropriated budget for the CRA.

- a) The Budgetary Comparison Schedule shown in the accompanying supplemental information presents comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget. The original budget includes the adjustments necessary to bring forward the carry forward appropriation (for unexpended projects and encumbrances) as authorized in the annual budget.
- b) The original budget was increased by \$16,919,837 for unspent project budgets carried over to the current year, \$718,100 for purchase order encumbrances carried over to the current year, and \$379,008 for fund balance appropriated for additional project spending.
- c) The main reason for the large variance between the Budgeted and Actual Amounts is the timing of capital project expenditures.

COMPLIANCE SECTION

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

Independent Auditor's Report

Board of Commissioners
Winter Park Community Redevelopment Agency
Winter Park, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the major fund of the Winter Park Community Redevelopment Agency (the "CRA"), a component unit of the City of Winter Park, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise CRA's basic financial statements, and have issued our report thereon dated June 8, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

Forvis Mazars, LLP

Orlando, Florida
June 8, 2026

Independent Accountant's Report

Board of Commissioners
Winter Park Community Redevelopment Agency
Winter Park, Florida

We have examined the compliance of the Winter Park Community Redevelopment Agency (the "CRA"), a component unit of the City of Winter Park, Florida, with the requirement of Sections 163.387(6) and (7) and 218.415, Florida Statutes, for the fiscal year ended September 30, 2025. The CRA's management is responsible for compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

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

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

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

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

Forvis Mazars, LLP

**Orlando, Florida
June 8, 2026**

Independent Auditor's Management Letter

Board of Commissioners
Winter Park Community Redevelopment Agency
Winter Park, Florida

Report on the Financial Statements

We have audited the financial statements of the Winter Park Community Redevelopment Agency (the "CRA"), a component unit of the City of Winter Park, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 8, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports and schedule, which are dated June 8, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

Property Assessed Clean Energy (PACE) Programs

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

Special District Component Units

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

Specific information of the CRA, a dependent special district of the City of Winter Park, that is required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, is reported in the City of Winter Park's management letter for the year ended September 30, 2025.

Additional Matters

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

Purpose of This Letter

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

Forvis Mazars, LLP

Orlando, Florida
June 8, 2026