



**AGENDA
CRA BOARD MEETING
MONDAY, MARCH 2, 2026
6:00 PM**

DESTIN CITY HALL ANNEX COUNCIL CHAMBERS

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. AGENDA APPROVAL**
- 4. PUBLIC COMMENTS**
- 5. NEW BUSINESS**
 - A. 2025 CRA Audited Financial Statements**
- 6. PUBLIC COMMENTS**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)



**AGENDA
CRA BOARD MEETING
MONDAY, MARCH 2, 2026
6:00 PM
DESTIN CITY HALL ANNEX COUNCIL CHAMBERS**

TO: CRA Board

THRU: Kimberly Kopp, City Attorney
Larry Jones , City Manager

FROM: Krystal Strickland, Finance Director
Daniel Butler, Principal Planner

DATE: 02/25/2026

SUBJECT: 2025 CRA Audited Financial Statements

I. BACKGROUND: An annual examination of the Destin Community Redevelopment Agency (CRA) financial operations is required in accordance with Florida State Statute Section 163.387 (6) and (7). The examination for the CRA was conducted by Mauldin & Jenkins.

II. DISCUSSION: The CRA financial statements are a subset of the overall City of Destin financial statements required by state statute 163.387 (6) and (7).

The CRA financial statements include the following:

- Independent Auditor's Report
- Management's Discussion and Analysis
- Basic Financial Statements and Notes
- Budget Versus Actual Reports

CRAs

A Community Redevelopment Agency (CRA) is a dependent special district in which future

increases in property values are set aside to support redevelopment projects and related activities. The Destin CRA is one agency with two districts. Each district is primarily funded by Tax Increment Financing, where a portion of ad valorem property taxes collected by the City and the County are restricted for use within the district. Each district develops and implements a Redevelopment Plan. Examples of traditional redevelopment projects include:

- Streetscapes and roadway improvements
- Neighborhood parks
- Sidewalks, streetlights, and landscaping
- Parking lots and garages
- Purchases of land for resale to developers

TOWN CENTER CRA and financial highlights

The Town Center CRA was established in 1998 for a 30-year period to expire in 2028. The life was extended in 2014 upon refinancing a loan to mature in 2037. Fiscal Year 2025 ended with a positive fund balance of \$2.8 million. This is the second year in a row of a positive fund balance (2012 – 2023 were negative). The Town Center CRA's area has the second largest concentration of non-residential properties and has been increasing in value year over year. The Town Center CRA's property values rose 10% from FY 24 to FY 25, and revenues were \$315 thousand higher than in the previous year. Both the City and County give ad valorem proceeds to the district to fund redevelopment projects. The formula for the Town Center CRA is based upon the respective millage rates. The City and County have maintained their respective millage rates at the same level since 2017 (1.615 and 3.8308). The Town Center has a healthy fund balance that is adequately covering debt service and maintenance of capital improvements accomplished in the past. The Town Center may currently consider investment in additional capital improvements listed in their Master Plan.

HARBOR CRA and financial highlights

The Harbor CRA was established in 2003 for a 40-year period to expire in 2043. The Harbor CRA had a positive fund balance of \$793 thousand at the end of fiscal year 2025. The Harbor CRA had a negative fund balance at the end of the previous fiscal year (2024) related to the purchase of five parcels of land at the foot of the Marler Bridge to develop into a park. At the time of purchase, an agreement was put into place to refund the CRA fund with loan proceeds at a future date. In FY 2025 a loan in the amount of \$9 million was borrowed to refund the CRA, resulting in a positive fund balance at the end of FY 2025.

The Harbor CRA's area has the largest concentration of non-residential properties and has been increasing in value year over year. The property values rose 13% from FY 24 to FY 25, and revenues were \$128 thousand higher than in the previous year. Both the City and County give ad valorem proceeds to the district to fund redevelopment projects. The formula for the Harbor CRA is based upon the City's millage rate. The City has maintained its millage rate at the same level since 2017 (1.615). The County matches the amount put in by the City. The Harbor district's TIF revenues are dedicated to debt service and maintenance of improvements through fiscal year 2031. After FY 2031 the TIF funds may be invested in capital improvement projects

in their Master Plan.

- A. **Link to Strategic Goals / Objectives:**
- B. **Effect on Budget (EOB):**
- C. **Level of Service (LOS):**
- D. **Legislative Sponsor:**
- E. **Business Impact Statement:**

III. CONCLUSION: The annual independent audit provides for legal compliance. The auditor's unmodified opinion confirms that the financial statements are fairly presented in all material respects.

IV. RECOMMENDED MOTION: I move to accept the 2025 Annual Audit and Financial Statements for the Destin Community Redevelopment Agency.

Attachments:

1. 2025 Financial Statements - Destin CRA

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

**COMMUNITY REDEVELOPMENT AGENCY OF THE
CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

FINANCIAL STATEMENTS

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

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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, 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

**Board of Directors
Community Redevelopment Agency of the City of Destin, Florida
Destin, Florida**

Report on the Audit of the Financial Statements

Opinions

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

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 on pages 4 through 7 and the required supplementary information on pages 21 and 22 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 20, 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
February 20, 2026

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**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Community Redevelopment Agency of the City of Destin, Florida (the "CRA") we offer readers of the CRA's financial statements this narrative overview and analysis of financial activities of the CRA for the fiscal year ended September 30, 2025. The CRA is a component unit of the City of Destin, Florida (the "City").

FINANCIAL HIGHLIGHTS

The CRA's liabilities exceed the assets and deferred outflows by \$15.7 million (net deficit) and represent an increase in net position of \$1.7 million from the prior year.

The CRA's governmental funds reported a combined ending fund balance of \$2.1 million, an increase of \$9.7 million. The fund balance increase was the result of a \$9 million loan to refund the CRA district for the purchase of land in the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS

The focus of the Governmental Accounting Standards Board ("GASB") Statement Number 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, financial statements is on both the CRA as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and major funds) allow the user to address relevant questions, broaden a basis for comparison (such as year-to-year and government-to-government) and enhance the CRA's accountability.

This discussion and analysis intends to serve as an introduction to the CRA's basic financial statements. The 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

Designed to be corporate-like, the *government-wide financial statements* typically consolidate governmental and business-type activities into two columns, which add to a total for the primary government entity. However, the CRA has only governmental activities and, therefore, one column is presented that provides 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, deferred outflows, and liabilities with the difference reported as net position. This statement combines and consolidates the governmental funds' current financial resources (short-term spendable resources) with capital assets and long-term obligations. Over time, increases or decreases in net position may serve as a useful indicator of the financial position of the CRA.

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

MANAGEMENT'S DISCUSSION AND ANALYSIS

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

GOVERNMENTAL FUNDS

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at fiscal year-end.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented in governmental funds with similar information presented in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenue, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between the governmental fund and governmental activities.

NOTES TO FINANCIAL STATEMENTS

The notes to the financial statements provide additional information, which is essential to the full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 14 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, over time net position may serve as a useful indicator of a government's financial position. The CRA's liabilities exceed the assets and deferred outflows by \$15.7 million (net deficit) for the fiscal year ended September 30, 2025, which represents an overall increase in the CRA's net position of \$1.7 million. Investment in capital projects slowed down during FY 2025 and will likely continue to be low for the next couple years while staff work to attain easements and search for supplemental funding to accomplish items in the master plans.

FINANCIAL IMPACTS

NORMAL IMPACTS

There are three basic factors that impact revenues and expenses as reflected below:

Revenue

Economic Condition – This can reflect a declining, stable, or growing economic environment and has a substantial impact on property.

Market Impacts on Investment Income – The current market conditions have a significant influence on the CRA's investment income.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

MANAGEMENT’S DISCUSSION AND ANALYSIS

Expenses

Interest – The marked rate at issuance of long-term debt will have a significant effect on future interest expense.

Current Year Impact – Governmental Activities

Ad valorem property taxes increased \$315 thousand (10%), which was caused by the increase of property values within the CRA. The majority of properties within the CRA districts are commercial and subject to annual valuation changes by the County property appraiser. Both the City millage rate (1.6150) and the County millage rate (3.8308) have remained the same since fiscal year 2018.

FINANCIAL ANALYSIS OF THE GOVERNMENTAL FUNDS

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 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 and understanding the government’s net resources available for spending.

As of September 30, 2025, the CRA’s governmental funds reported an ending balance of \$2.1 million. This is a \$9.7 million increase above the prior year.

BUDGETARY HIGHLIGHTS

There were no significant variances between the Original and Final budgets adopted for each CRA district. The difference between Original and Final budgets was related to prior year encumbrances that were rolled forward. Actual expenditures were lower than the Final budgets and actual revenues were higher than final budgets.

DEBT ADMINISTRATION

At September 30, 2025, the CRA had total revenue notes payable of \$17.6 million. The CRA’s debt represents notes secured by “Covenant to Appropriate and Budget” (CB&A). The CRA has no general obligation or special assessment debt. For general obligation debt, the CRA is required to conduct a voter referendum process for approval. Most of the debt was for capital projects completed 2003 – 2008. A new loan was issued in FY 2025 to refund the CRA for land purchased in FY 2024 (\$9 million).

Table 1
Outstanding Debt
Notes Payable

| | Governmental Activities | | | |
|---------------|-------------------------|--------------|--------------|----------|
| | 2025 | 2024 | \$ Change | % Change |
| Revenue notes | \$ 17,569,909 | \$ 9,709,705 | \$ 7,860,204 | 81% |

The CRA is repaying its outstanding obligations. The CRA has no legal debt margin requirements set forth by the CRA’s Charter or the Florida Statutes.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

MANAGEMENT'S DISCUSSION AND ANALYSIS

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The CRA is funded by ad valorem taxes through interlocal agreements with the City and Okaloosa County. The two districts within the CRA have different interlocal agreements which outline the different formulas to share ad valorem property revenues based upon the incremental increase in taxable property values. Revenue projections are based on data provided each summer from the County Property Appraiser. Expenditure projections are based upon the CRA master plans as directed by the CRA Board with support from staff and the CRA Committees.

Until recent years, nearly all of the revenues were used to pay down debt to both outside lenders and to refund the City for funds borrowed, with a small amount dedicated to contracts to maintain infrastructure built within the districts and coverage of a small portion of salaries and benefits of support staff.

The fiscal year 2026 budget is focused upon maintenance and debt service. Staff continue to strive to attain easements and funding required to progress on capital projects such as the linear trail along the FPL power easement from Main Street to Airport Road.

Regional economic indicators were also considered in preparing the 2026 budget.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the CRA's finances for all those with an interest. 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, 4200 Indian Bayou Trail, Destin, Florida, 32541. The CRA's website address is www.cityofdestin.com.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

| | Governmental Activities |
|--------------------------------------|----------------------------|
| ASSETS | |
| Cash and cash equivalents | \$ 3,564,079 |
| Total assets | 3,564,079 |
| DEFERRED OUTFLOW OF RESOURCES | |
| Deferred change on refunding | 2,013 |
| LIABILITIES | |
| Current liabilities | |
| Accounts payable | 11,751 |
| Accrued liabilities | 386 |
| Advances from the City of Destin | 1,441,124 |
| Accrued interest | 234,290 |
| Noncurrent liabilities | |
| Due within one year | 1,410,622 |
| Due in more than one year | 16,159,287 |
| Total liabilities | 19,257,460 |
| NET POSITION | |
| Net investment in capital assets | |
| Unrestricted (deficit) | (15,691,368) |
| Total net position | \$ (15,691,368) |

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

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| Functions/programs | <u>Expenses</u> | <u>Program Revenues</u> | | Net (Expense) |
|-----------------------------------|---------------------|-----------------------------|---|-------------------------------------|
| | | <u>Charges for Services</u> | <u>Operating Grants and Contributions</u> | Revenue and Changes in Net Position |
| | | | | <u>Governmental Activities</u> |
| Governmental activities | | | | |
| Economic development | \$ 1,271,160 | \$ - | \$ - | \$ (1,271,160) |
| Interest and other fiscal charges | <u>552,426</u> | <u>-</u> | <u>-</u> | <u>(552,426)</u> |
| Total governmental activities | <u>\$ 1,823,586</u> | <u>\$ -</u> | <u>\$ -</u> | <u>(1,823,586)</u> |
| General revenues | | | | |
| Property taxes | | | | 3,380,402 |
| Interest | | | | 154,526 |
| Miscellaneous | | | | <u>11,682</u> |
| Total general revenues | | | | <u>3,546,610</u> |
| Change in net position | | | | 1,723,024 |
| Net position (deficit), beginning | | | | <u>(17,414,392)</u> |
| Net position (deficit), ending | | | | <u>\$ (15,691,368)</u> |

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

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

| | Town Center Fund | Harbor Fund | Total Governmental Funds |
|--------------------------------------|-----------------------------|------------------------|---|
| ASSETS | | | |
| Restricted Cash and cash equivalents | \$ 2,770,439 | \$ 793,640 | \$ 3,564,079 |
| Total assets | \$ 2,770,439 | \$ 793,640 | \$ 3,564,079 |
| LIABILITIES AND FUND BALANCE | | | |
| LIABILITIES | | | |
| Accounts payable | \$ 8,609 | \$ 3,142 | \$ 11,751 |
| Accrued liabilities | 193 | 193 | 386 |
| Advances from the City of Destin | 1,441,124 | - | 1,441,124 |
| Total liabilities | 1,449,926 | 3,335 | 1,453,261 |
| FUND BALANCE | | | |
| Restricted for: | | | |
| Community redevelopment | 1,320,513 | 790,305 | 2,110,818 |
| Total fund balance | 1,320,513 | 790,305 | 2,110,818 |
| Total liabilities and fund balance | \$ 2,770,439 | \$ 793,640 | \$ 3,564,079 |

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

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

| | | |
|---|------------------|-------------------------------|
| Total fund balance (deficit), General Fund | | \$ 2,110,818 |
| <p>Amounts reported for the governmental activities in the statement of net position are different because:</p> | | |
| <p>Deferred amounts on refunding are not financial resources and, therefore are not reported as assets or liabilities in governmental funds. The statement of net position includes these charges, net of amortization.</p> | | |
| | | 2,013 |
| <p>Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.</p> | | |
| Notes payable | \$ (17,569,909) | |
| Accrued interest | <u>(234,290)</u> | |
| | | <u>(17,804,199)</u> |
| Total net position (deficit), governmental activities | | <u><u>\$ (15,691,368)</u></u> |

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

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | <u>Town Center Fund</u> | <u>Harbor Fund</u> | <u>Total Governmental Funds</u> |
|---|-----------------------------|------------------------|---|
| REVENUES | | | |
| Property taxes | \$ 2,265,258 | \$ 1,115,144 | \$ 3,380,402 |
| Interest income | 115,720 | 38,806 | 154,526 |
| Miscellaneous | - | 11,682 | 11,682 |
| Total revenues | <u>2,380,978</u> | <u>1,165,632</u> | <u>3,546,610</u> |
| EXPENDITURES | | | |
| Current | | | |
| Economic environment | 272,688 | 53,994 | 326,682 |
| Debt service | | | |
| Principal | 472,896 | 666,900 | 1,139,796 |
| Interest | 259,184 | 146,063 | 405,247 |
| Total expenditures | <u>1,004,768</u> | <u>866,957</u> | <u>1,871,725</u> |
| Deficiency of revenues under expenditures | <u>1,376,210</u> | <u>298,675</u> | <u>1,674,885</u> |
| OTHER FINANCING SOURCE | | | |
| Issuance of debt | - | 9,000,000 | 9,000,000 |
| Transfers Out | <u>(266,667)</u> | <u>(677,811)</u> | <u>(944,478)</u> |
| Total Other Financing Sources | <u>(266,667)</u> | <u>8,322,189</u> | <u>8,055,522</u> |
| Net change in fund balance | 1,109,543 | 8,620,864 | 9,730,407 |
| Fund balance (deficit), beginning | <u>210,970</u> | <u>(7,830,559)</u> | <u>(7,619,589)</u> |
| Fund balance, ending | <u>\$ 1,320,513</u> | <u>\$ 790,305</u> | <u>\$ 2,110,818</u> |

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

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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

Net change in fund balance, governmental funds: \$ 9,730,407

The repayment of the principal of long-term debt consumes the current financial resources of governmental funds, but has no effect on net position. Also governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in

| | | |
|---|----------------|---------------------|
| Issuance of debt | \$ (9,000,000) | |
| Principal payments | 1,139,796 | |
| Change in accrued interest | (146,892) | |
| Amortization of bond premium | (287) | (8,007,383) |
| | | |
| Change in net position of governmental activities | | <u>\$ 1,723,024</u> |

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

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The Community Redevelopment Agency of the City of Destin, Florida (the “CRA”) is governed by a board consisting of seven directors who are the same individuals as those serving as voting council members for the City of Destin. The terms of office of the directors are concurrent with the terms of the members of the City Council. The CRA was established on March 3, 1998, through City Resolution NO. 98-09. Details regarding the data utilized are located in the City of Destin – Community Redevelopment Plan. The CRA delineates two areas as the Harbor CRA and the Town Center CRA.

The Town Center CRA area, encompassing approximately 517 acre, was established by Resolution on March 3, 1998, with a 30-year term set to expire March 2, 2028. In 2014, upon refinancing a loan, the expiration term was extended to the new payoff date of the 2014 loan which is June 1, 2037. The district is located north of U.S. 98 and bounded substantially by Airport Road to the east and north, and Beach Drive on the west.

The Harbor CRA area, encompassing approximately 397 acres, was established by Resolution on June 3, 2003, with a 40-year term that expires on June 2, 2043. It was modified by the terms of an Interlocal Agreement between the City of Destin and Okaloosa County on November 7, 2005, approved by the Okaloosa County Board of County Commissioners (BOCC) on November 15, 2005. Terms for the districts are not renewable without approval of the County.

Florida Statute Chapter 163 allows a community redevelopment agency to be created for one or more of the following purposes: the elimination and prevention of blight; the reduction or prevention of crime; the provision of affordable housing; or the rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed. The primary goal of the CRA is to provide a tool that will guide private and public initiatives for creating economic development, improved physical characteristics, encourage investment in Destin, improve the quality of life for residents, and establish a framework for the proper evolution of the CRA District.

The CRA was established in accordance with the Community Redevelopment Act of 1969. This state act allows municipalities to use increases in property tax revenue to finance the necessary public investments in the project area. In accordance with provisions of this act, the CRA developed and implemented a Community Redevelopment Plan to diversify its efforts in the area of economic development of the downtown by improving blighted properties and addressing properties with infrastructure problems.

Funding for redevelopment and restoration projects that are essential for the reduction of slum and blight and the stimulation of private sector revitalization efforts is provided primarily from the tax increment generated by the increased valuation of properties within the community redevelopment area. Increases in property tax revenue above the baseline assessment that was established upon adoption of the Community Redevelopment Plan is set aside in the Community Redevelopment fund and can be utilized only for projects identified in the plan.

The CRA is a separate entity from the City. However, the voting members of the Destin City Council serve as the CRA Board, performing legislative functions, governing duties, and corporate responsibilities for the agency. The City Manager serves as the director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Finance, Community Development, and Public Works, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

The basic financial statements consist of the government-wide financial statements and fund financial statements.

The government-wide financial statements include a statement of net position and a statement of activities. These statements report on the CRA as a whole and provide a complete financial picture of the CRA.

The government-wide statement of net position reports all financial and capital resources of the CRA's governmental activities. Governmental activities are those supported by taxes and intergovernmental revenue. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Although there were none, program revenues include charges for services that are recovered directly from customers for services rendered and grants. Taxes and other items not properly included among program revenues are reported as general revenues. Direct expenses are those that are clearly identifiable with a specific function or segment.

Since the CRA fund financial statements are presented on a different measurement focus and basis of accounting than the government-wide financial statements, reconciliations are provided that briefly explain the adjustments necessary to reconcile the governmental fund financial statements to the government-wide governmental activities financial statements.

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 reported when a liability is incurred, regardless of the timing of the related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are generally recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. 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. Deposits

The CRA considers cash on hand, cash with fiscal agents, and overnight investments with original maturities of less than three months to be cash and cash equivalents. The CRA also maintains its own depository bank account. Funds are transferred to the City's checking account to reimburse the City for any checks issued for CRA expenses on a monthly basis.

E. Receivables

Receivables consist of trade receivables and amounts due from other governments and are recorded net of any allowance for uncollectible amounts, if applicable.

Activity between the CRA and the City that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year are reported as "advances from the City of Destin. All other outstanding balances between the CRA and City are reported as "due to/from the primary government."

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Deferred Outflows/Inflows of Resources

Deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. At September 30, 2025, the CRA had \$2,013 recorded as deferred charge on refunding related to the 2014 refinancing of the 2009 loan.

G. Long-Term Obligations

In the government-wide financial statements, long-term obligations are reported as liabilities in the statement of net position.

H. Fund Balance/Net Position

In fund financial statements, the governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints imposed on the use of resources reported. Amounts that are restricted to specific purposes either by: (a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the Board of Directors through a resolution are classified as committed fund balances. These constraints remain binding unless removed or changed in the same manner employed to commit those resources by resolution. Amounts that are constrained by the CRA's intent to be used for specific purposes, however, are neither restricted, nor committed are classified as assigned fund balances. Assignments are approved by the City Manager.

Non-spendable fund balances include amounts that cannot be spent because they are either: (a) not in spendable form, or (b) legally or contractually required to be maintained intact. Unassigned fund balance represents an amount that has not been restricted, committed, or assigned to specific purposes within the governmental funds. When both restricted and unrestricted fund balances are available for use, it is the CRA's policy to use restricted fund balances first, then unrestricted fund balance.

Net position of the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. The first category represents capital assets net of accumulated depreciation, less outstanding debt related to the acquisition or construction of the capital assets.

The restricted category represents the balance of assets restricted by requirements of revenue bonds and other externally imposed constraints such as those imposed by state statute. Unrestricted net position represents resources that are available for spending.

I. Budgetary Data

Budgets are adopted on a basis consistent with GAAP for the current fiscal year. For the year ended September 30, 2025, annual appropriated budgets were adopted by ordinance for the governmental funds. All appropriations lapse at year end with the exception of open contract/purchase order balances, which roll forward and are added to the adopted budget with an amendment.

The CRA follows these procedures to establish the budgetary data reflected in the financial statements:

1. Prior to September 1st, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following October 1st. The operating budget includes proposed expenditures and revenue sources. The City Council requires changes as deemed necessary, sets proposed millage rate, and establishes dates for tentative and final public budget hearings as prescribed by Florida Statutes.
2. Proposed budgets are advertised in a newspaper of general circulation in the City. Public hearings are conducted for the purpose of receiving input, responding to complaints, and providing reasons and explanations for intended actions to all citizens participating.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Budgetary Data (Continued)

3. Prior to September 30th, the budgets for all governmental funds are legally enacted through passage of an ordinance. Budget amendments are periodically passed through resolutions during the fiscal year. Budgeted beginning fund balance in the accompanying financial statements reflects planned utilization of prior years fund balance to the level required to accomplish current year objectives.
4. Budgetary control (the level which expenditures cannot legally exceed the appropriated amount) is maintained by the City Manager at the fund level and may be amended as necessary during the fiscal year.
5. Budgeted amounts reflected in the financial statements are officially adopted amounts as amended by the City Council or by the City Manager in accordance with applicable City ordinances.
6. Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting reserves the portion of the applicable appropriation to honor the balance of purchase orders, contracts, and other commitments for the expenditures of resources. Encumbrances outstanding at year-end are included in the reported components of fund balances and do not constitute expenditures or liabilities because the commitments are appropriated and honored during the subsequent year.

J. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and deferred outflows of resources, and liabilities and deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Actual results may differ from those estimates.

NOTE 2 – TAX INCREMENT REVENUE

The primary source of revenue is tax increment funds received through the City of Destin and Okaloosa County. These revenues are categorized as property taxes.

NOTE 3 – DEPOSITS AND INVESTMENTS

At September 30, 2025, the bank balances of the CRA's deposits were \$3.6 million. All of the CRA's deposits are held in a qualified public depository pursuant to Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*. Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledging level. The pledging level may vary depending upon the depository's financial condition and establishment period. All collateral must be deposited with an approved financial institution. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 4 – INTERFUND ACTIVITY

Balances between the CRA and the City of Destin as of year-end were as follows:

| | <u>Advance From</u> | <u>Advance To</u> |
|--------------------------------|---------------------|---------------------|
| City of Destin | \$ 1,441,124 | \$ - |
| Community Redevelopment Agency | - | 1,441,124 |
| | <u>\$ 1,441,124</u> | <u>\$ 1,441,124</u> |

During the year, the CRA transfers funds to the City for debt service requirements. Transfers in the amount of \$1,545,043 have been reflected as debt service payments of principal (\$1,139,796) and interest (\$405,247) within these financial statements. In addition, the CRA districts have each pledged up to \$4 million each to assist with the capital project to underground overhead utilities within their districts. These appear as transfers out in the Governmental Fund statements.

NOTE 5 – LONG-TERM LIABILITIES

The following is a summary of changes in 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: | | | | | |
| Town Center Area Redevelopment Refunding Revenue Note, Series 2014 | \$ 7,600,705 | \$ - | \$ (472,896) | \$ 7,127,809 | \$ 489,258 |
| Non-Ad Valorem Refunding Revenue Note, Series 2021 | 2,109,000 | - | (456,000) | 1,653,000 | 468,000 |
| Non-Ad Valorem Revenue Note, Series 2024 | - | 9,000,000 | (210,900) | 8,789,100 | 453,364 |
| Total governmental activities long-term liabilities | <u>\$ 9,709,705</u> | <u>\$ 9,000,000</u> | <u>\$ (1,139,796)</u> | <u>\$ 17,569,909</u> | <u>\$ 1,410,622</u> |

Town Center Area Redevelopment Refunding Revenue Note, Series 2014

Effective March 11, 2014, the City closed on a \$11,871,000 note payable issued for the purpose of refunding certain outstanding debt of the City. Interest payments are due semiannually on June 1 and December 1 with the principal payments due on June 1. The note carries an interest rate of 3.41%. On June 8, 2015, the City reissued the bonds to extend the repayment period by ten years. The final payment is now due on June 1, 2037. The net proceeds of the Series 2014 revenue note were used to refund the Capital Improvement Revenue Bonds, Series 2005.

The Town Center Area Redevelopment Refunding Revenue Note, Series 2014 ordinance provides for establishment and maintenance of various funds maintained by the City:

- Town Center Area Redevelopment Revenue Special Revenue Fund records pledged revenues consisting of the ad valorem tax increment revenue;
- Town Center Area Redevelopment Revenue Note Series 2014 Debt Service Fund records all the debt service requirements of the issue which includes the principal, interest and reserve requirements.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 5 – LONG-TERM LIABILITIES (CONTINUED)

Restrictions on the use of cash accumulated in the Town Center Area Redevelopment Revenue Note, Series 2014, Special Revenue Fund, in order of priority, are as follows:

- Deposits to the Sinking Fund accounts are to be used to pay debt service on the 2014 Note and will be spent within a 12-month period beginning on the date of deposits. Moneys in the Sinking Fund will be depleted at least once a year except for a reasonable carryover amount not in excess of and one-twelfth (1/12) of the annual debt service on the 2014 Note for the preceding year.

Non-Ad Valorem Refunding Revenue Note, Series 2021

Effective May 21, 2021, the City closed on a \$9,905,000 note payable with Key Government Finance, Inc. Interest and principal payments are made monthly. The note carries an interest rate of 1.139% and the final payment is due March 15, 2029.

The Non-Ad Valorem Refunding Revenue Note, Series 2021 ordinance provides for:

- A. Financing the acquisition of certain real property within the City to be used to expand public beach access. The 2021 series included \$2,819,000 of new debt issued to assist in the acquisition of two parcels of land in the Crystal Beach area that will be used to expand public beach access. Council has committed Okaloosa Half-Penny local discretionary infrastructure surtax funds to increasing public beach access, and these funds will be used to repay this portion of the debt.
- B. Refunding certain debt obligations. The 2021 series refunded the Non-Ad Valorem Refunding Revenue Note, Series 2015A which was paying 2.71% and was scheduled to mature November 1, 2029 (\$3,489,000), and the Harbor CRA Second Replacement, Series 2009 Note, As Restructured September 19, 2015 which was paying 2.84% and was scheduled to mature July 31, 2029 (\$3,597,000).
- C. Pledging certain funds to secure payment. This note is secured by the City's covenant to budget and appropriate Non-Ad Valorem Revenues and is subject to an anti-dilution test. The anti-dilution test states that net available non-ad valorem revenues should be maintained at 1.25 or higher of maximum annual debt service. This ratio was recalculated upon issuance of the 2024 Loan from Trustmark as 3.75 as of September 30, 2024.

Non-Ad Valorem Revenue Note, Series 2024

Effective November 7, 2024, the City closed on a \$25,000,000 note payable with Trustmark Bank. Interest and principal payments are due semiannually on October 1 and April 1. The note carries an interest rate of 3.48%. The note is amortized over 15 years with a balloon payment for the full balance is due at year five on November 7, 2029.

The 2024 Non-Ad Valorem Revenue Note ordinance provides for:

- A. Financing various capital improvement projects of the City, including without limitation, (i) the acquisition of certain real property located at 1 Harbor Boulevard, Destin, Florida for the purpose of providing public parks or other public facilities (the "1 Harbor Project"), (ii) the undergrounding of overhead utility facilities along Highway US 98 from the Marler Bridge to Airport Road (the "Undergrounding Project"), and (iii) the design, acquisition, construction and/or reconstruction of a crosstown roadway based on plans and specifications on file with the City.
- B. Pledging certain funds to secure payment
The City covenants to budget and appropriate non-ad valorem revenues to pay principal and interest. Although non-ad valorem revenues are pledged, the City is using CRA TIF funds, Electric Franchise funds, and Gas Tax#2 funds to make the actual payments. The Harbor CRA is fully responsible for repayment of \$9,000,000 of the principal, which was used to purchase the land at 1 Harbor Blvd. In addition, each of the CRA districts have pledged up to \$4 million each towards debt service related to the principal borrowed to underground the overhead utilities.

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)**

NOTES TO FINANCIAL STATEMENTS

NOTE 5 – LONG-TERM LIABILITIES (CONTINUED)

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

| <u>Fiscal Year Ending</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|-------------------------------|----------------------|---------------------|----------------------|
| 2026 | \$ 1,410,622 | \$ 561,634 | \$ 1,972,256 |
| 2027 | 1,467,623 | 523,294 | 1,990,917 |
| 2028 | 1,511,461 | 483,348 | 1,994,809 |
| 2029 | 1,310,511 | 442,669 | 1,753,180 |
| 2030 | 7,363,412 | 291,149 | 7,654,561 |
| 2031-2035 | 3,107,533 | 563,592 | 3,671,125 |
| 2036-2037 | 1,398,747 | 71,951 | 1,470,698 |
| | <u>\$ 17,569,909</u> | <u>\$ 2,937,637</u> | <u>\$ 20,507,546</u> |

NOTE 6 – COMMITMENTS AND CONTINGENCIES

Grants

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally, the state of Florida. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The CRA does not currently have any grant awards.

Litigation and Other Matters

The City is the defendant in various claims, generally concerning development issues. In the opinion of management, any future costs associated with these claims will not have a significant adverse effect on the accompanying financial statements, and accordingly, no provision for losses has been recorded. There are no current claims involving the CRA.

Risk Management

The City maintains insurance policies that cover employees and assets of the CRA. Insurance coverage is maintained through commercial insurance carriers to cover property, general liability, inland marine, officials/employees, crime, vehicles, and workers' compensation. The liability and workers' compensation policies are retrospective policies that require adjusted premium calculations following the end of the policy period, however, the CRA does not retain any risk of loss through these coverages. All policies have been maintained for several years without reductions in coverage. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Remedies for Default

As part of notes payable, there are terms in such agreements that state if the CRA were to default on such agreements that all payments are to become current.

NOTE 7 – SUBSEQUENT EVENTS

The CRA has evaluated all subsequent events through February 20, 2026 the date the financial statements were available to be issued.

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REQUIRED SUPPLEMENTARY INFORMATION

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COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL-HARBOR FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Original Budget | Final Budget | Actual Amount | Variance With Final Budget |
|---|-----------------------|--------------------|--------------------|-------------------------------|
| Revenues | | | | |
| Property taxes | \$ 1,115,144 | \$ 1,115,144 | \$ 1,115,144 | \$ - |
| Interest | 16,000 | 16,000 | 38,806 | 22,806 |
| Miscellaneous | 12,700 | 12,700 | 11,682 | (1,018) |
| Total revenues | <u>1,143,844</u> | <u>1,143,844</u> | <u>1,165,632</u> | <u>21,788</u> |
| Expenditures | | | | |
| Current | | | | |
| Economic development | 71,582 | 77,815 | 53,994 | 23,821 |
| Debt service | | | | |
| Principal | 666,900 | 666,900 | 666,900 | - |
| Interest | 146,063 | 146,063 | 146,063 | - |
| Total expenditures | <u>884,545</u> | <u>890,778</u> | <u>866,957</u> | <u>23,821</u> |
| Excess of revenues over expenditures | <u>259,299</u> | <u>253,066</u> | <u>298,675</u> | <u>45,609</u> |
| OTHER FINANCING SOURCES (USES) | | | | |
| Issuance of debt | 8,868,432 | 9,000,000 | 9,000,000 | - |
| Transfers out to the City | (8,828,087) | (680,594) | (677,811) | 2,783 |
| Total other financing sources, net | <u>40,345</u> | <u>8,319,406</u> | <u>8,322,189</u> | <u>2,783</u> |
| Change in fund balances | 299,644 | 8,572,472 | 8,620,864 | 48,392 |
| Fund balance (deficit), beginning | <u>(7,830,559)</u> | <u>(7,830,559)</u> | <u>(7,830,559)</u> | <u>-</u> |
| Fund balance (deficit), ending | <u>\$ (7,530,915)</u> | <u>\$ 741,913</u> | <u>\$ 790,305</u> | <u>\$ 48,392</u> |

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DESTIN, FLORIDA
(A Component Unit of the City of Destin, Florida)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL-TOWN CENTER FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Original Budget | Final Budget | Actual Amount | Variance With Final Budget |
|--------------------------------------|---------------------|---------------------|---------------------|-------------------------------|
| Revenues | | | | |
| Property taxes | \$ 2,287,868 | \$ 2,287,868 | \$ 2,265,258 | \$ (22,610) |
| Interest | 50,000 | 50,000 | 115,720 | 65,720 |
| Total revenues | <u>2,337,868</u> | <u>2,337,868</u> | <u>2,380,978</u> | <u>43,110</u> |
| Expenditures | | | | |
| Current | | | | |
| Economic development | 143,216 | 149,116 | 272,688 | (123,572) |
| Capital outlay | - | 198,520 | - | 198,520 |
| Debt service | | | | |
| Principal | 472,896 | 472,896 | 472,896 | - |
| Interest | 259,184 | 259,184 | 259,184 | - |
| Total expenditures | <u>875,296</u> | <u>1,079,716</u> | <u>1,004,768</u> | <u>74,948</u> |
| Excess of revenues over expenditures | <u>1,462,572</u> | <u>1,258,152</u> | <u>1,376,210</u> | <u>118,058</u> |
| OTHER FINANCING SOURCE | | | | |
| Transfers out | <u>(307,079)</u> | <u>(266,746)</u> | <u>(266,667)</u> | <u>79</u> |
| Change in fund balances | 1,155,493 | 991,406 | 1,109,543 | 118,137 |
| Fund balance, beginning | <u>210,970</u> | <u>210,970</u> | <u>210,970</u> | <u>-</u> |
| Fund balance, ending | <u>\$ 1,366,463</u> | <u>\$ 1,202,376</u> | <u>\$ 1,320,513</u> | <u>\$ 118,137</u> |

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*

**Board of Directors and Executive Director
Community Redevelopment Agency of the City of Destin, Florida
Destin, 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 each major fund of the Community Redevelopment Agency of the City of Destin, Florida (the "CRA"), (a component unit of the City of Destin, 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 February 20, 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
February 20, 2026

Community Redevelopment Agency of the City of Destin, Florida
(A Component Unit of the City of Destin, 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 awards or \$750,000 in state funds during its fiscal year ended September 30, 2025.

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

Community Redevelopment Agency of the City of Destin, Florida
(A Component Unit of the City of Destin, Florida)

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

None.



Independent Auditor's Management Letter

**Board of Directors and Executive Director
Community Redevelopment Agency of the City of Destin, Florida
Destin, Florida**

Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency of the City of Destin, Florida (the "CRA"), (a component unit of the City of Destin, Florida) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 20, 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 February 15, 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.

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.

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 four employees compensated in the last pay period of the CRA's fiscal year. The CRA paid 10% of the salaries of four City employees who are involved in financial reporting and leading CRA committee meetings.
- b. There were no independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal.
- c. There was compensation earned by four City employees.
- d. There was no compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency.
- e. There was one construction project with a total cost of at least \$65,000 approved by the CRA that began on or after October 1 of the fiscal year being reported at a total cost of \$181,033.
- 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, has been presented on pages 21 and 22 of this report.

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.

A handwritten signature in black ink that reads 'Mauldin & Jenkins, LLC' in a cursive script.

Bradenton, Florida
February 20, 2026

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Independent Accountant's Report

**Board of Directors and Executive Director
Community Redevelopment Agency of the City of Destin, Florida
Destin, Florida**

We have examined the Community Redevelopment Agency of the City of Destin, Florida (the "CRA"), (a component unit of the City of Destin, 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
February 20, 2026

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