

**FLORIDA DEVELOPMENT
FINANCE CORPORATION**

FINANCIAL STATEMENTS

As of and for the Year Ended June 30, 2025

And Reports of Independent Auditor



**FLORIDA DEVELOPMENT FINANCE CORPORATION
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Report of Independent Auditor

To the Board of Directors
Florida Development Finance Corporation
Winter Springs, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Florida Development Finance Corporation ("FDFC") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise FDFC'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 financial position of FDFC as of June 30, 2025, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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 FDFC, and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 5, 2026 on our consideration of FDFC'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 FDFC'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 FDFC's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Orlando, Florida
March 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

**FLORIDA DEVELOPMENT FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

JUNE 30, 2025

This discussion and analysis of Florida Development Finance Corporation's ("FDFC") financial performance provides an overview of its financial activities for the fiscal year ended June 30, 2025. Please read it in conjunction with the report of independent auditor and the basic financial statements.

Financial Highlights

FDFC facilitated the authorization and issuance of \$2,640,646,826 in 13 new money bonds for the fiscal year ending June 30, 2025. The types of borrowers served by the FDFC bond process were 3 transportation facilities, 4 private schools, 3 charter schools, 1 not-for-profit, 1 health care, and 1 solid waste bonds. In all, FDFC received conduit debt application and issuance fees totaling \$1,630,917.

In addition, FDFC's Commercial Property Assessed Clean Energy ("C-PACE") Program facilitated the issuance of \$292,435,233 in 10 taxable C-PACE bonds during the fiscal year ending June 30, 2025. In all, FDFC received issuance fees totaling \$791,004 for the C-PACE Program. The Residential Property Assessed Clean Energy ("R-PACE") program was terminated by FDFC on June 1, 2020. However, FDFC continues to service the program in conjunction with County Tax Collectors throughout the state.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to FDFC's basic financial statements. The basic financial statements also include notes that explain in more detail some of the information in the financial statements.

Required Basic Financial Statements

FDFC utilizes an enterprise fund for financial reporting purposes. This fund includes all activities of FDFC.

The financial statements of FDFC report information about FDFC using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about its activities. The statement of net position includes all of FDFC's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and the obligations to FDFC's creditors (liabilities). The statement of net position also provides the basis for computing rate of return, evaluating the capital structure of FDFC, and assessing liquidity and financial flexibility of FDFC.

All of the current year's revenues and expenses are accounted for in the statement of revenues, expenses, and changes in net position. This statement measures the success of FDFC's operations over the past year and can be used to determine whether FDFC has successfully recovered all of its costs through its services provided, as well as its profitability and credit worthiness.

The final required financial statement is the statement of cash flows. The primary purpose of this statement is to provide information about FDFC's cash receipts and payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, non-capital financing and financing activities, and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

**FLORIDA DEVELOPMENT FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

JUNE 30, 2025

Financial Analysis Net Position

Net position may serve over time as a useful indicator of FDFC's financial position. FDFC's assets exceeded liabilities by \$13,875,564, representing an increase in net position for the year of \$1,777,532. The largest portion of FDFC's net position reflects cash received from conduit debt application and issuance fees.

**Table A-1:
Statements of Net Position (In thousands of dollars)**

	<u>Fiscal Year 2025</u>	<u>Fiscal Year 2024</u>	<u>Dollar Change</u>
Assets			
Cash and cash equivalents	\$ 13,636	\$ 12,095	\$ 1,541
Accounts receivable	86	-	86
Prepaid expenses	27	30	(3)
Capital assets, net	812	213	599
Total Assets	<u>14,561</u>	<u>12,338</u>	<u>2,223</u>
Liabilities			
Accounts payable	28	28	-
Accrued expenses	49	35	14
Lease liability	608	177	431
Total Liabilities	<u>685</u>	<u>240</u>	<u>445</u>
Net Position			
Investment in capital assets	204	36	168
Unrestricted	13,672	12,062	1,610
Total Net Position	<u>\$ 13,876</u>	<u>\$ 12,098</u>	<u>\$ 1,778</u>

Total cash and cash equivalents increased largely due to operating results leading to a significant increase in net position. Accounts receivable increased due to one receivable for reimbursement of amounts paid to the Executive Director that was split between FDFC and the Florida Opportunity Fund. Capital assets and the lease liability increased due to the extension of the office lease. Capital assets also increased due to the leasehold improvements that were completed during the year.

**FLORIDA DEVELOPMENT FINANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

JUNE 30, 2025

Changes in Net Position

The changes in net position displayed below shows FDFC's activities during the past two fiscal years. The increase in net position for each year represents the extent to which revenues exceeded expenses during the year.

**Table A-2:
Statements of Revenues, Expenses, and Changes in Net Position (In thousands of dollars)**

	Fiscal Year 2025	Fiscal Year 2024	Dollar Change
Revenue			
Fees	\$ 2,758	\$ 5,474	\$ (2,716)
Other revenue	555	266	289
Total Revenue	<u>3,313</u>	<u>5,740</u>	<u>(2,427)</u>
Expenses			
General and Administrative:			
Salaries and wages	960	1,018	(58)
Professional fees	165	286	(121)
Other	295	338	(43)
Program:			
PACE	86	87	(1)
FRED	29	18	11
Total Expenses	<u>1,535</u>	<u>1,747</u>	<u>(212)</u>
Change in net position	1,778	3,993	(2,215)
Net position, beginning of year	<u>12,098</u>	<u>8,105</u>	<u>3,993</u>
Net position, end of year	<u>\$ 13,876</u>	<u>\$ 12,098</u>	<u>\$ 1,778</u>

The decrease in revenue is primarily due to lower dollar values for the traditional bond issuances than in prior year. The increase in other revenue is primarily due the a full year of the sweep account and the increased interest rate that it provides. The decrease in salaries and wages was a result of a separation payment in 2024 that did not reoccur in 2025. Professional fees decreased due to a reduction in legal expenses compared to the prior year. Other expenses decreased due to a reduction in bank fees and rent expense compared to the prior year.

FLORIDA DEVELOPMENT FINANCE CORPORATION MANAGEMENT'S DISCUSSION AND ANALYSIS

JUNE 30, 2025

Economic Factors

FDFC's primary business is the issuance of tax exempt and taxable revenue bonds, which are permissible under the U.S. Internal Revenue Service's private activity regulations and Chapter 288, Part X, Florida Statutes. Those regulations, subject to a number of limitations and restrictions, allow certain borrower and project types, such as small manufacturers and non-profit corporations, to finance capital assets with tax exempt bond proceeds.

FDFC provides access to the C-PACE program through a combination of Revenue Notes and Finance Agreements collected with a Non-Ad Valorem assessment on the property's tax bill. An innovative financing structure that makes it possible for owners of commercial, industrial, multifamily, and nonprofit properties to obtain low-cost, long-term financing for energy efficiency, renewable energy and wind hardening projects. Capital Providers can provide upfront financing to commercial property owners for qualifying improvement projects, and to collect the repayment through annual assessments on the property's tax bill.

FDFC's revenues are exclusively generated by fees charged for issuance of bonds, and the volume of bond issuance can be directly impacted by general economic conditions and perception of policies for conduit issuance by potential borrowers and their finance team.

Requests for Information

This financial report is designed to provide a general overview of FDFC's finances for all those with an interest in FDFC's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Robert Harvey, Esq.
Executive Director
156 Tuskawilla Road, Suite 2340
Winter Springs, Florida 32708

BASIC FINANCIAL STATEMENTS

FLORIDA DEVELOPMENT FINANCE CORPORATION
STATEMENT OF NET POSITION

JUNE 30, 2025

ASSETS

Current Assets:

Cash and cash equivalents	\$ 13,635,664
Accounts receivable	85,910
Prepaid expenses	27,439

Noncurrent Assets:

Capital assets, net	811,583
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Total Assets	<u>14,560,596</u>
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LIABILITIES

Current Liabilities:

Accounts payable	28,305
Accrued expenses	48,763
Lease liability	30,787

Noncurrent Liabilities:

Lease liability	577,177
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Total Liabilities	<u>685,032</u>
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NET POSITION

Net investment in capital assets	203,619
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Unrestricted	13,671,945
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Total Net Position	<u>\$ 13,875,564</u>
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The accompanying notes to the financial statements are an integral part of these statements.

FLORIDA DEVELOPMENT FINANCE CORPORATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEAR ENDED JUNE 30, 2025

Revenues:	
Conduit debt application and issuance fees	\$ 1,630,917
PACE program fees	1,127,547
Interest and other	554,501
Total Revenues	<u>3,312,965</u>
Expenses:	
Salaries and wages	959,661
PACE program direct expenses	115,272
Professional fees	165,486
Other	295,014
Total Expenses	<u>1,535,433</u>
Increase in net position	1,777,532
Net position, beginning of year	<u>12,098,032</u>
Net position, end of year	<u>\$ 13,875,564</u>

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

FLORIDA DEVELOPMENT FINANCE CORPORATION
STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2025

Cash flows from operating activities:	
Receipts from fees and expense reimbursements	\$ 2,672,554
Payments to service providers	(568,328)
Payments to employees	(946,359)
Interest received	<u>554,501</u>
Net cash flows from operating activities	<u>1,712,368</u>
Cash flows from capital and related financing activities:	
Purchase of equipment	<u>(171,679)</u>
Net cash flows from capital and related financing activities	<u>(171,679)</u>
Net change in cash and cash equivalents	1,540,689
Cash and cash equivalents, beginning of year	<u>12,094,975</u>
Cash and cash equivalents, end of year	<u>\$ 13,635,664</u>
Reconciliation of increase in net position to net cash flows from operating activities:	
Provided by operating activities:	
Increase in net position	\$ 1,777,532
Adjustments to reconcile increase in net position to net cash flows from operating activities:	
Depreciation and amortization	70,761
Changes in:	
Accounts receivable	(85,910)
Lease liability	(66,891)
Prepaid expenses	2,857
Accounts payable	717
Accrued expenses	<u>13,302</u>
Net cash flows from operating activities	<u>\$ 1,712,368</u>
Noncash capital and financing activities:	
Acquisition of capital asset through lease	<u>\$ 497,738</u>

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

FLORIDA DEVELOPMENT FINANCE CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2025

Note 1—Summary of significant accounting policies

Reporting Entity – Florida Development Finance Corporation (“FDFC”) is an independent entity constituted as a public instrumentality of local government, created to facilitate economic development in Florida by working in partnership with the Florida financial services industry and local development organizations to create access to competitive sources of finance for creditworthy borrowers and other firms contributing to job creation and the economic base of Florida. FDFC’s bond programs provide access to capital for project development through tax exempt and taxable financing. This includes financing to stimulate and assist in the expansion of all kinds of for-profit and not-for-profit business activity, a portion of which consists of residential and commercial bonds through the Property Assessed Clean Energy (“PACE”) Program. The Residential Property Assessed Clean Energy (“R-PACE”) program ended June 1, 2020, issuing the final R-PACE bonds effective January 14, 2021.

FDFC was formed pursuant to Florida Statutes, Chapter 288, Part X and all acts supplemental thereto and amendatory thereof. FDFC is governed by a seven member Board of Directors, five of which are appointed by the Governor, subject to confirmation of the Senate, one representative from the Florida Department of Economic Opportunity, now known as the Florida Department of Commerce, and one representative from the Florida Division of Bond Finance. Each board member appointed by the Governor serves a term of four years. The current statutory provisions reflect a related party relationship with the state of Florida, whereas the state of Florida does not impose its will on FDFC. Accordingly, FDFC does not meet the criteria provided by the Governmental Accounting Standards Board (“GASB”) for being a component unit of the state of Florida.

The accompanying basic financial statements comply with the provisions of GASB Statement No. 14, as amended, *The Financial Reporting Entity*, in that the financial statements include all organizations, activities, and functions that comprise FDFC. Component units are legally separate entities for which FDFC (the primary entity) has financial accountability. Financial accountability is defined as the ability of the primary entity to appoint a voting majority of an organization’s governing body and either: (1) impose its will over the organization or (2) there is a potential that the organization will provide a specific financial benefit to or impose a specific financial burden on the primary entity. Financial accountability may also arise if an organization is fiscally dependent on and has a fiscal benefit or burden relationship with the primary government. Using these criteria, FDFC has no component units.

Measurement Focus and Basis of Accounting – FDFC is accounted for as an enterprise fund. The basic financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are reported when the liability is incurred, regardless of the timing of the related cash flows.

FDFC’s financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”), including application of all relevant GASB pronouncements.

Deposits and Investments – FDFC places its cash on deposit with financial institutions in the United States. The Federal Deposit Insurance Corporation covers \$250,000 for substantially all deposit accounts. At June 30, 2025, FDFC had approximately \$13,256,386 in excess of the insured amounts. Management believes the associated risk is minimized by placing such assets in quality financial institutions that are designated as qualified public depositories.

FDFC’s cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term, highly liquid investments with original maturities of three months or less. Investments classified as cash equivalents include amount placed with the state of Florida Special Purpose Investment Account (“SPIA”).

FLORIDA DEVELOPMENT FINANCE CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2025

Note 1—Summary of significant accounting policies (continued)

Deposits and Investments (continued) – FDFC's investment in the SPIA is a qualifying local government investment pool and was assigned a rating of "AA-*f*" by the Standard & Poor's Rating Service. As of June 30, 2025, FDFC had a balance of \$129,278 in the SPIA. FDFC's position in the pool is valued on a dollar basis to determine the fair value factor of FDFC's pool balance and is treated as a cash equivalent in financial statement presentation. The SPIA has no limitations or restrictions on withdrawals.

FDFC follows the investment policy of Florida Statute Section 218.415, which states units of local government electing not to adopt a written investment policy may invest or reinvest any surplus public funds in their control or possession in: (1) the Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969; (2) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; (3) interest bearing time deposits or savings accounts in qualified public depositories; and (4) direct obligations of the U.S. Treasury.

Capital Assets – Capital assets consist of computers and equipment, furniture and fixtures, and leasehold improvements, stated at cost when purchased or constructed. The threshold for capitalization of assets is \$1,000. Expenses for maintenance and repairs are charged to operations. Provisions for depreciation are made using the straight-line method, ranging from 3 to 12 years or the term of the associated lease.

FDFC has received a right-to-use asset for a building that is initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, lease incentives, and ancillary charges necessary to place the lease into service. The right-to-use asset is amortized on a straight-line basis over the life of the related lease.

Conduit Debt Issuance Fees – Issuance fees paid by borrowers for conduit debt obligations are generally recognized as revenue in the period the bonds are issued; however, application fees are not refundable and are recognized when received.

Reimbursement Revenues – Revenues recognized as reimbursement for conduit debt projects and the PACE program are recorded in the same period as related expenses are incurred.

Use of Estimates – The preparation of basic financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes – FDFC is a not-for-profit corporation and has been determined by the Internal Revenue Service to be a 501(c)(4) organization exempt from taxes under Section 501(a) of the Internal Revenue Code. Accordingly, no provision has been made for income taxes.

FDFC PACE Program Agreement with FRED – During fiscal 2017, FDFC entered into an agreement with the Florida Resiliency and Energy District ("FRED"), a separate legal entity authorized to facilitate the levy and collection of special assessments as the repayment mechanism of PACE finances pursuant to Section 163.01(14), Florida Statutes. Under the agreement, FDFC serves as FRED's agent for purposes of executing financing agreements with property owners on behalf of FRED pursuant to Section 163.08(6), Florida Statutes, for purposes of administering the FDFC PACE Program within the boundaries of FRED, and for ensuring compliance with the Florida PACE Act.

FLORIDA DEVELOPMENT FINANCE CORPORATION
NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2025

Note 2—Capital assets

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

	Balance at July 1, 2024	Additions	Deletions	Balance at June 30, 2025
Capital assets:				
Leasehold improvements	\$ 139,328	\$ 155,319	\$ -	\$ 294,647
Computers and equipment	50,968	-	12,447	38,521
Furniture and fixtures	7,500	16,360	-	23,860
Right-to-use asset - building	275,363	497,738	-	773,101
Total capital assets	473,159	669,417	12,447	1,130,129
Less accumulated depreciation/amortization for:				
Leasehold improvements	80,450	19,940	-	100,390
Computers and equipment	48,313	2,840	12,447	38,706
Furniture and fixtures	2,728	2,412	-	5,140
Right-to-use asset - building	128,741	45,569	-	174,310
Total accumulated depreciation/amortization	260,232	70,761	12,447	318,546
Capital assets, net	\$ 212,927	\$ 598,656	\$ -	\$ 811,583

FDFC's total depreciation and amortization expense was \$70,761 for the year ended June 30, 2025.

Note 3—Related party transactions

FDFC enters into bond financing transactions on behalf of borrowers with various financial institutions and investors whereby bond documents have been approved by FDFC's Board of Directors. Certain board members may be affiliated with financial institutions, which issue term sheets to purchase the bonds. In such cases, these board members would recuse themselves from voting on items with such affiliation. It is management's opinion that these transactions have been conducted at arm's length.

FLORIDA DEVELOPMENT FINANCE CORPORATION
NOTES TO THE FINANCIAL STATEMENTS

JUNE 30, 2025

Note 4—Leases

FDFC entered into a lease through November 2027 as lessee for the use of an office building. An extension agreement was entered into on January 1, 2025, extending the lease through November 2032 with an option for an additional five year extension through November 2037 which FDFC plans on exercising. The lease has an interest rate of 4%. A lease liability was recorded as of July 1, 2021 in the amount of \$300,896, with a remaining balance of \$153,950 at December 31, 2024. The extension agreement went into effect on January 1, 2025 resulting in a remeasurement of the lease that increased the lease liability by \$468,953 to \$620,433, with a remaining balance of \$607,964 at June 30, 2025. The value of the right-to-use asset as of June 30, 2025 was \$773,101 with accumulated amortization of \$174,310.

Lease liability activity during the fiscal year ending June 30, 2025 was as follows:

Beginning Balance	Additions	Deletions	Ending Balance	Amount Due Within One Year
\$ 177,117	\$ 468,953	\$ 38,106	\$ 607,964	\$ 30,787

Below is a schedule of lease payment activity for future years:

	Total Principal	Total Interest	Total Payments
2026	\$ 30,787	\$ 23,577	\$ 54,364
2027	33,708	22,303	56,011
2028	37,470	20,868	58,338
2029	40,187	19,316	59,503
2030	43,039	17,653	60,692
2031-2035	263,061	59,029	322,090
2036-2037	159,712	7,614	167,326
	<u>\$ 607,964</u>	<u>\$ 170,360</u>	<u>\$ 778,324</u>

Note 5—Conduit debt

In accordance with its mission and Chapter 288, Part X, Florida Statutes, FDFC has facilitated the issuance of debt obligations whereby FDFC is merely a conduit issuer of bonds issued on behalf of borrowers. These bonds do not constitute a general debt, liability, or obligation of FDFC, the state of Florida, or any local government.

Additionally, FDFC has assigned all rights to receive payments from the borrowers to the bond purchaser in all bond financing transactions. Assigned payments are not included in the accompanying basic financial statements.

Changes in PACE residential and commercial bonds conduit debt outstanding for the year ended June 30, 2025 are as follows:

	Balance at July 1, June 30, 2024	Additions	Reductions*	Balance at June 30, June 30, 2025
2019 PACE Residential Bonds	\$ 9,436,471	-	\$ 1,067,617	\$ 8,368,854
2020 PACE Residential Bonds	24,189,565	-	2,894,940	21,294,625
2020 PACE Commercial Bonds	9,914,513	-	301,012	9,613,501
2021 PACE Residential Bonds	6,002,821	-	627,490	5,375,331
2021 PACE Commercial Bonds	37,643,057	-	1,139,059	36,503,998
2022 PACE Commercial Bonds	39,215,452	-	980,154	38,235,298
2023 PACE Commercial Bonds	76,122,550	-	398,428	75,724,122
2024 PACE Commercial Bonds	119,224,687	-	-	119,224,687
2025 PACE Commercial Bonds	-	292,435,233	-	292,435,233
Total PACE bonds	<u>\$ 321,749,116</u>	<u>\$ 292,435,233</u>	<u>\$ 7,408,900</u>	<u>\$ 606,775,449</u>

* Note: Reductions in principal result from annual special assessment collections and full or partial prepayments.

**FLORIDA DEVELOPMENT FINANCE CORPORATION
NOTES TO THE FINANCIAL STATEMENTS**

JUNE 30, 2025

Note 5—Conduit debt (continued)

Changes in other bonds conduit debt outstanding for the year ended June 30, 2025 are as follows:

	Balance at June 30, 2024	Additions	Reductions	Balance at June 30, 2025
2009 Series Center Court Properties, Inc.	\$ 855,000	\$ -	\$ 125,000	\$ 730,000
2009 Series Airport Properties Partners, LLC	9,810,000	-	180,000	9,630,000
2013 Series A UF Health-Jacksonville	50,245,000	-	6,930,000	43,315,000
2014 Series A&B Miami Arts, Inc.	29,305,000	-	735,000	28,570,000
2014 Series A&B Renaissance Charter Schools, Inc.	44,705,000	-	1,115,000	43,590,000
2014 Series A&B Downtown Doral Charter School, Inc.	19,785,000	-	480,000	19,305,000
2014 Series A American Public Media Group	7,400,000	-	390,000	7,010,000
2015 Series A Divine Savior Lutheran Academy	24,137,768	-	1,051,897	23,085,871
2015 Series A&B Renaissance Charter Schools, Inc.	83,240,000	-	1,760,000	81,480,000
2015 Series A&B UF Health- Jacksonville	85,000,000	-	-	85,000,000
2016 Series A&B The Pepin Academies, Inc.	11,165,000	-	235,000	10,930,000
2016 Series A&B Franklin Academy	44,185,000	-	1,075,000	43,110,000
2016 Series A&B Florida Charter Educational Foundation	36,115,000	-	785,000	35,330,000
2017 Series A&B Classical Preparatory, Inc.	9,200,000	-	200,000	9,000,000
2017 Series A&B Palm Bay Academy, Inc.	7,065,000	-	365,000	6,700,000
2017 Series C&D Palm Bay Academy, Inc.	3,640,000	-	-	3,640,000
2017 Series E&F Palm Bay Academy, Inc.	2,970,000	-	-	2,970,000
2017 Series A&B Southwest Charter Foundation, Inc.	36,890,000	-	730,000	35,960,000
2017 Series A&B Downtown Doral Charter School, Inc.	5,565,000	-	145,000	5,420,000
2017 Series C&D Downtown Doral Charter School, Inc.	38,230,000	-	800,000	37,430,000
2018 Series A&B Classical Preparatory, Inc.	4,015,000	-	200,000	3,815,000
2018 Series A&B Learning Gate Community School, Inc.	8,285,000	-	175,000	8,110,000
2018 Series A Central Florida Fair, Inc.	4,692,967	-	110,000	4,582,967
2019 Series A&B Imagine School Broward	18,100,000	-	380,000	17,720,000
2019 Series A&B Athenian Academy	18,425,000	-	125,000	18,300,000
2019 Series A Virgin Trains USA	1,350,000,000	-	1,350,000,000	-
2019 Series A&B UF Jacksonville Physicians, Inc.	25,345,000	-	1,000,000	24,345,000
2019 Series Waste Pro USA, Inc.	46,515,000	-	-	46,515,000
2019 Series A&B Classical Preparatory, Inc.	4,685,000	-	95,000	4,590,000
2020 Series A&B Comerstone Classical Academy	16,390,000	-	120,000	16,270,000
2020 Series A&B Renaissance Charter Schools, Inc.	90,795,000	-	1,570,000	89,225,000
2020 Series A&B The Pepin Academies	10,990,000	-	200,000	10,790,000
2020 Series A&B Nova Southeastern University	185,845,000	-	10,225,000	175,620,000
2020 Series A&B Tampa Life Plan Village, Inc.	69,965,000	-	-	69,965,000
2020 Series C&D Renaissance Charter School, Inc. (2010 Ref)	61,775,000	-	1,095,000	60,680,000
2020 Series A&B United Cerebral Palsy of Central Florida, Inc.	13,695,000	-	265,000	13,430,000
2020 Series A Foundation Academy of Winter Garden, Inc.	6,110,000	-	308,172	5,801,828
2020 Series A&B Discovery High School, Inc.	26,005,000	-	390,000	25,615,000
2020 Series A&B&C Archimedean Academy, Inc.	17,526,108	-	652,180	16,873,916
2020 Series A Mater Academy Foundation	125,730,000	-	1,790,000	123,940,000
2020 Series A Mayflower Retirement Center, Inc.	59,215,000	-	705,000	58,510,000
2020 Series A&B&C Bay Area Charter Foundation, LLC	60,995,000	-	1,105,000	59,890,000
2021 Series A&B&C Naples Classical Academy	24,680,000	-	-	24,680,000
2021 Series A&B River City Science Academy	34,370,000	-	510,000	33,860,000
2021 Series A&B Oak Creek Charter School of Bonita Springs	17,350,000	-	280,000	17,090,000
2021 Series A&B Roswell US LLC	6,689,141	-	-	6,689,141
2021 Series A Glenridge on Palmer Ranch	85,835,000	-	1,715,000	84,120,000
2021 Series A Waste Pro USA	105,175,000	-	-	105,175,000
2021 Series A&B Global Outreach Charter Academy	23,380,000	-	355,000	23,025,000
2021 Series A IMG Holding, LLC	3,412,658	-	218,177	3,194,481
2021 Series A&B&C Renaissance Charter 2013 refund/new	108,975,000	-	1,840,000	107,135,000
2021 Series A&B Mayflower Retirement Community	78,875,000	-	13,560,000	65,315,000
2021 Series A Lakeland Regional Health Systems	190,065,000	-	8,740,000	181,325,000
2021 Series A&B Creative Inspiration Journey School	16,950,000	-	210,000	16,740,000

**FLORIDA DEVELOPMENT FINANCE CORPORATION
NOTES TO THE FINANCIAL STATEMENTS**

JUNE 30, 2025

Note 5—Conduit debt (continued)

	Balance at June 30, 2024	Additions	Reductions	Balance at June 30, 2025
2021 Series A&B&C Navigator Academy of Leadership, DRAW 1	\$ 16,600,000	-	\$ 230,000	\$ 16,370,000
2021 Series A LCI, II (Lakeview Center - Baptist Health)	21,910,000	-	-	21,910,000
2021 Series A&B Dr. Kiran & Pallavi Patel (Patel Charter)	22,305,000	-	140,000	22,165,000
2021 Series A&B Imagine School at Broward	7,520,000	-	380,000	7,140,000
2021 Series A&B&C&D San Jose Schools	56,785,000	-	575,000	56,210,000
2022 Series A The Cabana at Jensen Dunes, 2022A	33,886,000	-	415,000	33,471,000
2022 Series A&B Dreamers Academy	20,875,000	-	-	20,875,000
2022 Series A Shands Jacksonville Medical Center (UF Health)	312,405,000	-	-	312,405,000
2022 Series The Pine School	8,507,219	-	-	8,507,219
2022 Series A&B River City Science Academy	16,605,000	-	165,000	16,440,000
2022 Series B The Cabana at Jensen Dunes	5,025,000	-	-	5,025,000
2022 Series A FL Institute for Human & Machine Cognition	24,897,722	-	-	24,897,722
2022 Series A&B&C Renaissance Charter Schools	55,876,000	-	690,000	55,186,000
2022 Series A Mater Academy	114,405,000	-	3,340,000	111,065,000
2022 Series A - Goodwill Industries Manasota, Inc.	13,341,073	-	578,374	12,762,699
2022 Series A&B Innovation Montessori, Inc.	28,490,000	-	-	28,490,000
2022 Series A&B&C Convivial Jacaranda Trace	96,345,000	-	565,000	95,780,000
2022 Series A&B Horizon Growth Fund	25,000,000	-	-	25,000,000
2022 Series IPS Florida LLC IDEA Florida, Inc. Jacksonville IV Project	22,800,000	-	284,828	22,515,172
2022 Series A&B Episcopal School of Jacksonville, Inc.	26,000,000	-	1,500,000	24,500,000
2022 Series A&B Central Charter School Project	50,575,000	-	-	50,575,000
2022 Series Waste Pro USA, Inc. (Remarketing for 2017)	32,500,000	-	-	32,500,000
2022 Series A&B Cornerstone Charter Academy	45,125,000	-	-	45,125,000
2022 Seaside Community Charter School Project	21,420,000	-	225,000	21,195,000
2022 Series Fleet Landing Project	15,000,000	-	-	15,000,000
2022 Series A&B Tampa Life Plan Village, Inc.	9,000,000	-	-	9,000,000
2022 Series D&E Renaissance Charter Schools	9,500,000	-	1,705,000	7,795,000
2022 Series B River City Science Academy	12,855,000	-	165,000	12,690,000
2022 Series Global Outreach Charter Academy	25,500,000	-	-	25,500,000
2022 Series Academir Osceola	16,750,000	-	-	16,750,000
2023 Series A Brightline Trains Florida LLC (f/k/a Virgin Trains USA Florida LLC)	215,000,000	-	215,000,000	-
2023 Series A&B Parrish Charter Academy	23,525,000	-	-	23,525,000
2023 Series A Waste Pro USA, Inc.	120,000,000	-	-	120,000,000
2019 Series A-2 Brightline Remarketing	190,000,000	-	190,000,000	-
2023 Series Treasure Coast Food Bank	2,282,087	-	-	2,282,087
2023 Series C Brightline Florida Passenger Rail	770,000,000	-	770,000,000	-
2023 Series A&B Renaissance Charter Schools	44,040,000	-	60,000	43,980,000
2023 Series Goodwill Industries Manasota	19,134,498	-	-	19,134,498
2023 Series Convivial Jacaranda Trace	10,500,000	-	-	10,500,000
2023 Series Archimedean Academy	479,891	-	-	479,891
2024 Series A&B Tampa General	283,265,000	-	-	283,265,000
2024 Series Brightline Florida Holdings LLC	2,219,280,000	-	-	2,219,280,000
2024 Series Brightline AAF Operations Holding LLC	925,000,000	-	-	925,000,000
2024 Series SFP Tampa I The Henry Project	121,615,000	-	-	121,615,000
2024 Series A&B Cornerstone Classical Academy, Inc.	24,140,000	-	-	24,140,000
2024 Series A Brightline	-	985,000,000	985,000,000	-
2024 Series A&B St. Andrew's School of Boca Raton	-	40,000,000	242,058	39,757,944
2024 Series GFL Environmental Inc.	-	210,000,000	-	210,000,000
2024 Series A&B Evangelical Christian School Project	-	29,615,000	1,128,737	28,486,263
2024 Series Berkeley Preparatory School	-	20,500,000	-	20,500,000
2024 Series Divine Savior Lutheran Church and Academy	-	16,788,826	233,938	16,552,888
2024 Series A Brightline Florida Passenger Rail Project	-	285,710,000	-	285,710,000
2025 Series A Brightline Florida Passenger Rail Expansion	-	985,000,000	-	985,000,000
2025 Series Florida Charter Educational Foundation, Inc.	-	16,785,000	60,000	16,725,000
2025 Series A Baptist Health Care, Inc.	-	36,840,000	-	36,840,000
2025 Series Temple Beth El of Boca Raton	-	8,500,000	-	8,500,000
2024 Series Completion Bonds AcadeMir Charter School	-	1,550,000	-	1,550,000
2025 Series Naples Classical Academy Project	-	4,360,000	-	4,360,000
Total other bonds	\$ 9,805,786,130	\$ 2,640,646,826	\$ 3,587,703,369	\$ 8,658,729,587

**SUPPLEMENTARY REPORT OF
INDEPENDENT AUDITOR**

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

To the Board of Directors
Florida Development Finance Corporation
Winter Springs, 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 Florida Development Finance Corporation ("FDFC") as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise FDFC's basic financial statements, and have issued our report thereon dated March 5, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered FDFC'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of FDFC's internal control. Accordingly, we do not express an opinion on the effectiveness of FDFC'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 FDFC'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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherry Bekaert LLP

Orlando, Florida
March 5, 2026